

Chapter 18.56 C-M COMMERCIAL MANUFACTURING DISTRICT

Sections:

18.56.010 Applicability.

The following regulations shall apply to all C-M districts, which districts are intended for uses involving the inoffensive creation of end products by research, engineering, development and manufacture from previously prepared raw materials, and administrative work of offices to which the public does not need immediate and frequent access. It is intended to prohibit all uses which are characterized by actual or potential nuisance factors other than congregation of employees and truck or rail transportation.

(Prior code § 19-11 (part))

18.56.020 Principal uses and buildings permitted.

- A. Research laboratories;
- B. Product development laboratories;
- C. Manufacture of items from previously prepared raw materials, such as pharmaceuticals, electronic equipment, jewelry and watches;
- D. Administrative and other clerical offices;
- E. Publishing houses;
- F. Eating facilities incidental to the above and not open to the public;
- G. Warehousing, including self-storage;
- H. The sale of retail goods such as but not necessarily limited to the following types: meat and poultry stores, drug stores, variety stores, glass and aluminum stores, drygood stores, baked good stores, flower stores, confectionary stores, household supply stores, stationery supplies stores, haberdashery, apparel stores and department stores;
- I. The provision of service establishments such as but not limited to the following types: barber or beauty shops, clothes cleaning and laundry pick-up establishments, shoe repair shops, the office of a member of a recognized profession such as physicians, attorneys, dentists, ministers, chiropractors, architects, engineers, accountants, insurance agents, real estate brokers, stock brokers and other generally recognized professional service personnel and organizations, banks, funeral homes, photography studios, music, dance and art studios. Restaurants and eating places are specifically excluded;
- J. Auto repair and auto body shops;
- K. Contractor's storage yards.

(Ord. 2005/24 § 3; Ord. 2004/15 § 1; prior code § 19-11.1)

(Ord. No. 2013/2, § 2, 4-15-13)

18.56.030 Accessory uses and buildings permitted.

Garages to house vehicles normally associated with the types of businesses listed above.

(Prior code § 19-11.2)

18.56.040 Uses permitted with a conditional use permit.

Public utility facilities other than customarily required for providing individual service; grocery/convenience stores; taxi and limousine services, provided that there is one parking space for each vehicle owned and/or operated by the service, either on site or at an off-site location.

(Prior code § 19-11.3)

(Ord. No. 2013/2, § 2, 4-15-13)

18.56.041 Design standards for taxi and limousine services.

In addition to the parking requirements for office use, one parking space for each vehicle owned and/or operated by the taxi or limousine service must be provided. The taxi/limousine parking may be provided at a location within the borough, off site from the location of the taxi/limousine office/dispatch office. Proof of off-site parking arrangements within the borough must be provided by the taxi/limousine service.

(Ord. No. 2013/2, § 2, 4-15-13)

18.56.050 Height, area and building requirements.

As specified in Schedule I, set out at the end of this title.

(Prior code § 19-11.4)

18.56.060 Prohibited uses and buildings.

- A. Residential uses;
- B. All uses which have nuisance factors other than passenger traffic and the transportation of items by truck or rail.

(Prior code § 19-11.5)

18.56.070 Conflict of standards.

Where there is conflict between the standards for construction or occupancy under the terms of this title and standards for construction or occupancy of the Federal Housing Authority, a division of the government of the United States, in relation to any of the zoned area specifically set forth in Section 2 of Ord. No. 580, dated October 5, 1970, the standards for construction or occupancy as set forth by the Federal Housing Authority shall apply.

(Prior code § 19-11.6)

Freehold, New Jersey, Code of Ordinances
Title 18 ZONING
