

§ 625-70. Purpose.

It is the purpose of this zone to provide areas suitable for industrial uses, with appropriate controls to protect surrounding zones. The following regulations shall apply in the I-1 Industrial Zone.

§ 625-71. Permitted principal uses.

The I-1 Industrial - Light Zone is intended for the following uses, provided that they do not exceed the limitations imposed by the performance standards hereinafter set forth in this chapter:

- A. Processes of manufacturing, fabrication, packaging and treatment of conversion of products.
- B. Scientific or research laboratories devoted to research, design and/or experimentation and processing and fabricating incidental thereto.
- C. Office buildings for business, professional, executive and administrative purposes.
- D. Warehouses and storage yards.
- E. Wholesale businesses.
- F. Retail sales associated with the principal use of the building.
- G. Flea market/antique mall. [Added 2-16-2021 by Ord. No. O:2021-01]

§ 625-72. Permitted accessory uses.

Permitted accessory uses shall be as follows:

- A. Off-street parking in accordance with Article VII.
- B. Signs in accordance with Article VIII.
- C. Other accessory uses customarily incidental to the uses listed in § 625-71.

§ 625-72.1. Conditional uses. [Added 5-20-2014 by Ord. No. O:2014-13]

Townhouses and accessory structures or uses customarily incidental to the townhouses shall be permitted as a conditional use in the I-1 Industrial - Light Zone on Block 2007 and Block 2101, subject to the following standards:

- A. Townhouse development shall complement the surrounding residential neighborhoods, the Riverfront Heritage trail system, and the Town's overall riverfront revitalization effort. It should provide a transition from the high-density multifamily development along the river to the single-family neighborhood along Mercer Street and enhance the entrance to Delaware River Park.
- B. No rear walls of any buildings shall face a public street.
- C. Townhouse developments shall include a rear alley to provide access to garages and

1. Editor's Note: Former Subsection D, dealing with public utility and service activities, was deleted 9-5-1995 by Ord. No. O:95-32. This ordinance also provided that former Subsections E through G be redesignated as Subsections D through F, respectively.

additional parking as well as for deliveries and garbage pickup. The alley is to be designed to discourage through traffic, accommodate safe pedestrian circulation and minimize paved areas.

- D. Parking is prohibited in the front yard and shall be appropriately screened from the railroad right-of-way rail-trail.
- E. Accessory structures and uses are prohibited in the front and side yards and shall be otherwise located to provide convenient access, to maintain safe pedestrian and vehicular circulation on site, and so as not to have a detrimental impact on adjacent properties.
- F. Townhouse developments shall adhere to the following area, lot and bulk requirements:
 - (1) Minimum tract area: two acres.
 - (2) Individual lots:
 - (a) Minimum lot area: 3,000 square feet.
 - (b) Minimum lot width: 30 feet.
 - (c) Minimum corner lot width: 35 feet.
 - (3) Minimum front yard: 15 feet.
 - (4) Minimum side yard: zero feet interior; 15 feet on corners.
 - (5) Minimum rear yard: 45 feet.
 - (6) Maximum density: 20 units/acre.
 - (7) Maximum height: three stories or 35 feet.
 - (8) Maximum impervious coverage: 65%.

§ 625-73. Nonpermitted uses. [Added 9-5-1995 by Ord. No. O:95-32]

Nonpermitted uses shall be as follows:

- A. Trucking businesses whose primary business activity is transportation services or hauling for hire to others.
- B. Any use not specifically listed as a permitted use in § 625-71.
- C. Pawn shops. **[Added 2-16-2021 by Ord. No. O:2021-01]**

§ 625-74. Performance standards; impact statement.

Prior to final site plan approval and issuance of a building or occupancy permit for any use in this district, an impact statement shall be submitted outlining the impact of the facility on surrounding land uses in the district. Such impact statement shall demonstrate the use's compliance with all criteria as follows:

- A. Noise.² There shall be no noise emanating from any operation or use measured at the property line which exceeds the following sound level limits:
- (1) Where the proposed use is adjacent to another industrial use, the measured sound levels shall not exceed 75 dBa.
 - (2) Where the proposed use is adjacent to commercial uses, the measured sound levels shall not exceed 65 dBa.
 - (3) Where the proposed use is adjacent to residential uses, the measured sound levels shall not exceed 65 dBa from 7 a.m. to 10 p.m. and 50 dBa from 10 p.m. to 7 a.m.
- B. Odors. There shall be no emission of odorous gases or other odorous matter in such quantity as to be readily detectable without instruments. Table III, Odor Thresholds, in Chapter 5, Air Pollution Abatement Manual, copyright 1951 by the Manufacturing Chemists Association, Inc., Washington D.C., or the latest approved revision thereof, shall be utilized as a guide in determining such quantities of offensive odors.
- C. Smoke, dust, gases and other forms of air pollution. There shall be no emission of smoke, dust, gases or other forms of air pollution which would in any way violate the New Jersey Air Pollution Control Laws or the New Jersey Air Pollution Control Code.³
- D. Liquid and solid wastes. No wastes shall be discharged into any source other than a public sewer. All methods of sewage disposal shall be approved by the Town Board of Health and shall comply with federal, state and local law.
- E. Radioactivity. No activities shall be permitted which cause radioactivity in violation of Title 10, Chapter 1, Part 20, Code of Federal Regulation, Standards for Protection Against Radiation, dated June 16, 1957, or any subsequent revision or amendment thereto.
- F. Fire and explosion hazards. All activities shall be carried on only in structures which conform to the standards of the National Fire Protection Association or Factory Insurance Association or the Town Construction Code or Fire Ordinance,⁴ whichever is more restrictive. All operations shall be carried on, and combustible raw materials, fuels, liquids and finished products shall be stored in accordance with the standards of said National Fire Protection Association or Factory Insurance Association. The storage of gasoline or any volatile or combustible liquid in aboveground tanks is prohibited.
- G. Vibration. There shall be no vibration which is discernible to the human sense of feeling beyond the immediate site on which such use is conducted.
- H. Glare. There shall be no direct or sky-reflected glare which is visible to the human sense of sight beyond the boundaries of the immediate site.
- I. Truck traffic. Trips by tractor-trailers, semitrucks or other trucks in lengths greater than 28 feet shall not exceed four round trips per day, per business. **[Amended 9-5-1995 by Ord. No. O:95-32]**

2. Editor's Note: See also Ch. 384, Noise.

3. Editor's Note: See N.J.S.A. 26:2C-1 et seq.

4. Editor's Note: See Ch. 235, Construction Codes, Uniform, and Ch. 311, Fire Prevention, respectively.

- J. Storage. Outside storage must be screened when located adjacent to residential uses or when adjacent to major collector or arterial roads as designated in the Master Plan.
- K. Buildings in the I-1 Zone or parts thereof must be located a distance from residential zones equal to twice the height.

§ 625-75. Certification of compliance with standards.

At the time of application for site plan approval for any proposed industrial use in the I-1 Zone, the applicant shall also submit plans and a description of the proposed machinery, operation and products, as well as an affidavit by the applicant acknowledging his understanding of the applicable performance standards and agreement to conform to the same at all times, including waste disposal of all types.