

§ 420-56. IND Industrial District.

- A. Permitted principal uses. No building, structure or premises shall be used and no building or structure shall be erected or structurally altered, except for the following uses:
- (1) Office buildings.
 - (2) Research institutions and laboratories for scientific or industrial research, testing, experimentation and product development.
 - (3) Warehousing and storage buildings, except for bulk storage of hazardous materials.
 - (4) Wholesale operations and distribution centers.
 - (5) Public utility activities of an industrial character, such as bus repair and maintenance yards, storage facilities, depots and stations.
 - (6) Activities of an industrial nature, including the manufacturing, fabrication, processing, packaging and assembling of goods.
 - (7) The processing of food and kindred products.
 - (8) The manufacture of electrical machinery and electronics and communications equipment.
 - (9) Metalworking, machine welding and machine shops.
 - (10) Printing and publishing establishments.
 - (11) Any contractor's equipment or storage yards. **[Amended 8-14-2013 by Ord. No. 1834]**
 - (12) Lumberyards.
 - (13) Retail shopping facilities and service establishments where commodities are sold or services provided primarily for a local market, such as: **[Added 12-19-2000 by Ord. No. 1515]**
 - (a) Grocery stores.
 - (b) Bakeries
 - (c) Delicatessens.
 - (d) Drug stores.
 - (e) Beauty parlors.
 - (f) Dry-cleaning establishments.
 - (g) Garden and flower shops
 - (h) Studios for instruction in art, music, dancing, etc.
 - (i) Clothing stores

- (j) Lumber and building materials supplies.
 - (k) Banks.
 - (l) Full-service restaurants.
- B. Accessory uses and buildings. Uses and buildings incidental to the conduct and operation of the principal use, including but not limited to the following, shall be permitted:
- (1) Off-street parking areas.
 - (2) A cafeteria located within a building and operated by the employer for the exclusive use of employees.
 - (3) Employee recreational areas.
 - (4) Office quarters for watchmen, caretakers or similar employees.
- C. Conditional uses. The following conditional uses may be permitted, provided that all of the terms and conditions specified for the particular use in § 420-59 are complied with:
- (1) Commercial earth terminals.
 - (2) Class 1 cannabis cultivation, Class 2 cannabis manufacturing, Class 3 cannabis wholesaling, Class 4 cannabis distributing, and Class 6 cannabis delivery as defined in the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act.¹ Class 5 Cannabis Retailing remains a prohibited use in all zones pursuant to Chapter 321. **[Added 7-27-2021 by Ord. No. 2037]**
 - (3) Alternate treatment centers pursuant to the New Jersey Compassionate Use Medical Marijuana Act, N.J.S.A. 24:6I-1 et seq. **[Added 7-27-2021 by Ord. No. 2037]**
- D. Prohibited uses. The following uses are specifically prohibited:
- (1) Production and processing of chemicals as a principal use.
 - (2) The use and storage of chemicals in aquifer outcrop areas.
 - (3) Industrial facilities designed for hazardous waste treatment and disposal.
 - (4) Industrial operations which produce harmful products, final products or by-products and hazardous airborne particulates. **[Amended 12-19-2000 by Ord. No. 1515]**
 - (5) Industrial operations with a high risk of explosion.
 - (6) Disposal businesses and transfer stations.
 - (7) Truck storage, truck depots and truck terminals as a principal use.
- E. Height, area and yard requirements: as specified in the schedule of regulations, § 420-6, except as hereinafter provided:

1. Editor's Note: See N.J.S.A. 24:6I-31 et seq.

- (1) No side or rear yard shall be required along property lines which are adjacent to a railroad right-of-way.
 - (2) The maximum percent of lot coverage by buildings and pavement on any area determined to be an aquifer outcrop or recharge area shall be limited to 50%. Applicants shall be required to document that the site is not located on an aquifer outcrop area in order to exceed 50% coverage of the site.
 - (3) Where a proposed nonresidential use abuts a residential zone, including the R-T Zone, or a lot developed for a residential use, a thirty-foot-wide buffer strip, designed in accordance with the requirements of § 420-63, shall be provided in all rear or side yards which abut said residential use. However, no buffer shall be required between nonresidential uses in the R-T Residential - Transition District. A street right-of-way shall not be considered in place of a required buffer strip. **[Amended 6-29-1993 by Ord. No. 1285]**
 - (4) Truck loading and unloading areas, and maneuvering areas providing access to the same, shall be set back a minimum of 50 feet from adjacent residentially zoned property.
 - (5) Industrial park development standards shall be as follows:
 - (a) An industrial park shall be constructed according to specific plans to provide industrial sites which are so arranged and designed as to maximize the use of available space while achieving and maintaining an aesthetically desirable appearance.
 - (b) An industrial park shall consist of a tract or parcel of land under single ownership, which has a total area of not less than five acres.
 - (c) Lot area. Individual sites or lots shall have a minimum lot size of 25,000 square feet.
 - (d) Minimum lot width: 150 feet.
 - (e) Front yard: 15 feet or the height of the principal building, whichever is the greater.
 - (f) Side yard. There shall be two side yards, the sum of which shall equal at least 15% of the lot width, as measured at the front building line. No side yard shall be less than 10 feet.
 - (g) Rear yard: 25 feet.
 - (h) Maximum lot coverage: 40%.
 - (i) Maximum building height: 35 feet.
- F. Off-street parking requirements: as specified in Chapter 248, Land Development, and any amendments thereto.
- G. Signs. Signs are subject to the sign regulations of § 420-61.
- H. Landscaping requirements: as specified in § 420-63.