

**§ 296-34. Purpose.**

The PI-1, or Industrial Zoning District, occurs at selected locations in the areas of the Township designated in the Pinelands Comprehensive Management Plan as regional growth areas, either where industrial activities already are occurring or where the siting of a new or expanded light industrial operation would be appropriate due to a location near road and/or rail facilities. Uses permitted in this district are of a light industrial nature.

**§ 296-35. Permitted uses.**

Within the PI-1 District, land may be used and buildings or structures may be used, altered or erected for the following uses:

- A. Agricultural processing facilities.
- B. Pinelands resource-related industries, other than resource extraction.
- C. Other light industries, including, though not necessarily limited to, the following:
  - (1) Research and development operations.
  - (2) Public utility and service activities of a light industrial nature, such as repair and maintenance yards, and storage facilities.
  - (3) Wholesaling and distribution operations.
  - (4) Light manufacturing, fabrication and assembly operations, except for those specifically prohibited hereinafter.
- D. Alternative treatment center dispensaries, vertical alternative treatment center facilities (dispensary/cultivation and manufacturing) and stand-alone cultivation, manufacturing and/or testing facilities, as authorized by Ordinance No. 2019-024. **[Added 11-26-2019 by Ord. No. O-2019-024]**

**§ 296-36. Prohibited uses.**

The following uses are specifically prohibited within the PI-1 District:

Acetylene gas manufacturing

Ammonia, bleaches

Arsenal

Asphalt manufacturing, refining

Blast furnace

Carbon lampblack

Celluloid

Coke ovens

Creosote

Distillation of waste, bones

Explosives, matches

Fat rendering

Fertilizer

Glue, sizing, etc.

Incineration, garbage

Junkyard

Lime, gypsum

Linoleum

Ore reduction

Paint, oil, varnish manufacturing

Petroleum refining

Printing-ink manufacturing

Rawhide tanning

Refuse, sanitary landfill

Resource extraction

Rubber manufacturing, crude scrap

Shoe polish

Slaughtering animals

Smelting of iron, tin, zinc, copper

Soap, soda, and washing-powder manufacturing

Starch, glucose or dextrin

Stockyards

Sulfurous, sulfuric, nitric or hydrochloric acid

Tallow, grease, candle manufacturing

Tar roofing, waterproofing

Wool pulling and scouring

Other hazardous uses as determined by the Township

**§ 296-37. Area, yard and bulk requirements.**

- A. Uses proposed for development within the PI-1 District shall be subject to the requirements listed in Schedule 3, Area, Yard and Bulk Requirements for Nonresidential Uses, found as an attachment to this chapter.
- B. Floor area ratio (FAR): 0.375. **[Amended 10-12-2021 by Ord. No. O-2021-023; 3-8-2022 by Ord. No. O-2022-004]**

**§ 296-38. Design and performance standards.**

- A. All development proposed within the PI-1 District shall conform with all applicable standards under Article XV of this chapter.
- B. All operations and storage of materials shall be housed in buildings attractively designed and constructed. The grounds shall be landscaped in accordance with Section 296-82; however, managed turfed areas which require supplemental water, applications of soil amendments, or the use of herbicides, fungicides and pesticides shall not exceed twenty-five percent (25%) of the parcel being landscaped or replanted. No industry requiring a stack shall be permitted.
- C. All parking shall be located to the rear of industrial buildings on any lot, except if environmental constraints and lot configuration otherwise require parking in the front- and side-yards to meet the minimum parking requirements for the proposed use. **[Amended 10-12-2021 by Ord. No. O-2021-023; 3-8-2022 by Ord. No. O-2022-004]**
- D. All businesses operating within this district shall be subject to the rules and regulations of the Noise Control Council under the Noise Control Act of 1971,<sup>1</sup> as amended.

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1. Editor's Note: See N.J.S.A. 13:1G-1 et seq.