

ARTICLE XVI  
**General Industrial and Commercial Zoning District M-2**

**§ 355-69. Purpose and intent. [Amended 10-26-2005 by Ord. No. 2005-33]**

The purpose and intent of the M-2 General Industrial and Commercial Zoning District is to provide for the types of light industrial manufacturing facilities, offices, automotive-related enterprises, truck terminal and warehousing operations which are separated from residential uses, may be served by rail and may require outdoor storage.

**§ 355-70. Permitted and prohibited uses. [Amended 10-26-2005 by Ord. No. 2005-34; 4-25-2006 by Ord. No. 2006-5]**

A. The following uses are permitted in this zone:

- (1) Professional offices.
- (2) Child day-care centers in accordance with N.J.S.A. 40:55D-66.6.
- (3) Manufacturing in enclosed spaces which does not emit noxious fumes or odors or involve the presence of explosives.
- (4) Indoor storage and warehousing of goods other than explosives and hazardous materials.
- (5) Public utility uses as defined in N.J.S.A. 48:2-13, including cable, wireless, and other communications and internet providers.
- (6) Automotive-related enterprises, repair, maintenance, cleaning, painting, rental and sales (wholesale only), including retail sales by individual appointment only, between the hours of 9:00 a.m. and 9:00 p.m.
- (7) Commercial schools, employment training centers, and professional and technical training centers.
- (8) Research and development centers.
- (9) Vehicle customizing, detailing, auto washing, auto servicing on a wholesale basis.
- (10) Distribution centers.
- (11) Photographic processing.
- (12) Wholesale food sales and distribution.

B. The following uses are prohibited in this zone:

- (1) Sexually oriented businesses.
- (2) Any use not reasonably encompassed in the common definition of the uses specifically listed above.

**§ 355-71. Density.**

No residential uses are permitted.

**§ 355-72. Bulk standards. [Amended 10-26-2005 by Ord. No. 2005-33]**

- A. Minimum lot size: one acre.
- B. Minimum lot frontage: 150 feet.
- C. Setbacks:
  - (1) Minimum front yard setback: 60 feet from any right-of-way.
  - (2) Minimum rear yard setback:
    - (a) One hundred feet from any residentially zoned property.
    - (b) Sixty feet from any other property.
  - (3) Minimum side yard setback:
    - (a) Fifty feet from any residentially zoned property.
    - (b) Thirty feet from any other property.
- D. Minimum buffer width and location: 50 feet within the setback from any residentially zoned property.
- E. Maximum building height: 50 feet.
- F. Maximum impervious coverage: 60%.
- G. Maximum clearing limits. No more than 70% of the lot area shall be cleared of vegetation for the purpose of construction, except if more than 70% of the lot is presently cleared or the vegetation is seasonal in nature.
- H. Minimum parking setbacks:
  - (1) Thirty feet from any right-of-way.
  - (2) Fifty feet from any residential zoned property.
  - (3) Thirty feet from any other rear property line.
  - (4) Ten feet from any other side property line, except that zero feet may be permitted where cross easements for parking are provided and maintained.

**§ 355-73. Zone specific design standards. [Amended 10-26-2005 by Ord. No. 2005-33]**

- A. Utilities. All utilities shall be located underground.
- B. Mechanical screening. All mechanical equipment, whether placed on the ground, roof or other location, shall be screened from ground-level view with an acceptable material compatible with the architectural scheme of the development, and may not exceed the maximum building height.
- C. Trash enclosures. All trash and recycling containers shall be enclosed in accordance with the Township design standards for trash enclosures.
- D. Parking. Off-street parking must be provided in accordance with the requirements of and the schedule set forth in § 355-92, or as otherwise provided in this chapter. Shared parking may be

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permitted as determined by the reviewing board.

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