

31-603: I-Industrial

31-603.01 – Intent: The purpose for this is zone is for industrial and large, central office use. The lot is permitted to contain light manufacturing and fabricating, warehousing, research and development facilities, and central/headquarter-type buildings. On arterial roads, there is no anticipated maximum size for delivery and industrial vehicles for this zone.

31-603.02 – Permitted Uses:

- a. Plants and facilities engaged in light manufacturing, fabricating, compounding assembling, storing, warehousing, handling, or other processing of commodities, materials, or equipment.
- b. Research laboratories and product development facilities.
- c. Executive and administrative offices, including central or headquarter-type buildings occupied by single companies or affiliated members of a corporation entity, which do not include separate offices for rent or lease.
- d. Employee education and training facilities operated by a corporation or firm for use by its employees or employees of other corporations or firms.
- e. Temporary buildings for uses incidental to construction work, provided such buildings are removed upon completion or abandonment of the construction work.

31-603.03 – Permitted Accessory Uses:

- a. Signs, subject to the provisions of Article 9.
- b. Fences and landscaping, subject to the provisions of Article 10.
- c. Off-street parking facilities, subject to the provisions of Article 8.
- d. Loading and unloading ramps and structures, subject to the provisions of Article 8.
- e. Private garage and storage buildings which are necessary to store any vehicles, equipment, or materials on the premises.

31-603.04 – Area and Bulk Requirements
(See Table)

31-603.05 – Uses Permitted Upon Application to the Planning Board as Conditional Use, Subject to Article 7

- a. Public utilities.

31-603.06 – Performance Standards

- a. Standards for All Permitted Uses. The following performance standards shall apply to all permitted uses in this district:

- 1. Any noise produced on the premises shall not be in excess of the standards listed below when measured at any property line of the lot in which the use is located.

Frequency Band (Hertz)	Sound Pressure Level (Decibels 2) (0.002 dyne/cm ²)
20-75	69
75-150	54
150-300	47
300-600	4
600-1200	37
1200-2400	34
2400-4800	31
4800-10000	28

If the noise is not smooth and continuous but is of an impulsive or periodic character, the decibel levels indicated above shall be reduced by 5%. Sound levels shall be measured with a sound level meter and associated frequency analyzer or filter, manufactured in compliance with standard prescribed by the American Standards Association. The Environmental Impact Statement shall address this subsection.

- 2. Any smoke emitted from any source on the premises shall be of a density less than that described as No. 1 on the Ringleman Chart, as published by the United States Bureau of Mines.

3. No fly ash, dust fumes, vapors, gases, or other forms of air pollution which can cause any damage to health of animals or vegetation, or damage or soiling of other forms of property shall be permitted.
 4. No objectionable odors shall be transmitted beyond the property lines of the lot on which the use is located.
 5. No activity shall be maintained on the premises which will produce heat or glare beyond any property line.
 6. No machinery or operation shall be permitted which shall cause perceptible earth shaking vibration beyond the property lines of the lot on which the use is located.
 7. No use or activity shall be maintained on the premises which will violate any laws of the State of New Jersey relating to air or environmental pollution.
- b. Residential uses of any type and retail business establishments are categorically prohibited uses in this District. Also prohibited is any use which by its nature would tend to create or in any way result in a detrimental effect upon the surrounding area and the general community.
 - c. Industrial uses located in this zone shall set aside not less than 20% of the tract for lawns for landscaping and shall use said area for no other purpose.
 - d. Parking areas may be permitted in the front yard, but not closer than 25 feet to the street nor nearer than 10 feet to any building or any property line; parking areas may be permitted in side yards up to 75% of the total area of each side yard, but not closer than 10 feet to any property line or building.
 - e. Wherever an industrial zone or use abuts a residential zone, a solid and continuous landscape screen shall be planted and maintained. Said landscaping shall consist of massed evergreen and deciduous trees and shrubs of such species and size as will produce, within two growing seasons, a screen at least six feet in height, and of such density as will effectively obscure the light of automobile headlamps emitted from the premises throughout the full course of the year. Such buffer planting shall be at least 10 feet wide. In addition to such buffer planting, the owner of the business or office property shall erect on the buffer area a fence six feet in height for the purpose of protecting the residential property from litter, debris, and light glare and such other nuisances that would disturb peaceful possession. Such fence shall not be less than 75% solid, and shall be located only as shown on the site plan approved by the Planning Board.
 - f. The landscape screen described above shall be at least 50 feet in depth from any residential property line.
 - g. Whenever the property line abuts an arterial highway a buffer zone 100 feet in width as measured from said property line or right-of-way shall be provided. Within said buffer zone, no use, activity, or sign shall be established other than the following:
 1. Such driveways as may be necessary to provide proper means of ingress and egress for the parking areas and should be on conformance with those standards as set forth in Article 8 of the Ordinance.
 2. Directional signs in conjunction with said driveway which are necessary for the proper guidance and control of vehicular traffic provided that not more than one such sign is erected in conjunction with each driveway.