

Chapter 335. Zoning and Land Use

Article VI. Zoning Regulations

§ 335-87. I-2, I-3 and PI-3 Industrial Districts.

[Amended 12-18-2002 by Ord. No. 2002:18]

The PI-3 District is in the Pinelands.

A. Purpose. The purpose of the I-2 District is to establish areas where a variety of industries and businesses either exist or may in the future be located. The I-3 District is located in areas largely undeveloped. The I-3 and PI-3 design standards are intended to require larger tracts and provide more open space. Both districts will contribute to the economic base of the community by providing employment and a market for other businesses and service uses. In the Pinelands Area development shall comply with the District regulations in which it is located, except that to the extent there may be an inconsistency with the I-2 or I-3 District regulations, the Pinelands Area regulations (**§ 335-77K**) shall prevail. Notwithstanding the permitted uses, building height, and other zoning criteria set forth herein, all development in the I-3 District shall also be required to meet the criteria for airport hazard zones as set forth and regulated by the New Jersey Department of Transportation in N.J.A.C. 16:62-1.1 to 16:62-11.1, as amended.

B. Permitted principal uses (land and buildings) shall be as follows:

(1) Any principal and accessory use permitted in the C-2 District is permitted in the I-1, I-3 and PI-3 Districts in accordance with the requirements set forth in the C-2 District, except that where the same use is set forth below, then the requirements of this I-2, I-3 or PI-3 District shall prevail, as applicable.

(2) Manufacturing, fabrication and assembly operations.

(3) Retail warehouse uses (see definition ^[1]), lumber and building materials and other similar yards and home improvement centers.

[1] *Editor's Note: See § 335-2, Definitions and word usage.*

(4) Borough uses.

(5) Child-care centers or day-care centers shall be permitted uses provided that they meet the requirements of **§ 335-77D** herein.

(6) Utility services as defined herein, plus other commercial or industrial aspects of these or any other utility service which may or may not be part of a regulated utility company such as towers, repair garages, offices, open storage, recycling, work areas and storage tanks.

(7) Hotels and motels.

C. Permitted accessory uses (land and buildings) shall be as follows:

(1) Off-street parking lots and off-street loading areas.

(2) Supply and equipment storage.

- (3) Cafeterias and eating areas are permitted in any use.
- (4) Hotels or motels may have snack bars, restaurants, gift shops, newsstands, travel agents, banking services, clothing stores, meeting rooms, pools and exercise facilities as accessory uses within the hotel or motel. A pool may be outside. All accessory uses shall be designed as an integral part of the interior of the hotel or motel with no separate, exterior access and no drive-up window services, except a pool may be outside.
- (5) The indoor repair of equipment at work bench scale such as computers, appliances and office equipment.
- (6) Warehousing as an accessory use incidental to the principal use in the same building and not exceeding 40% of the gross floor area of the building in which the warehouse is located. The screening of parking and loading operations from public streets and nearby residential areas shall be accomplished by locating these operations behind buildings or by creating berms and/or planting areas.
- (7) Amateur radio transmitting and receiving devices, television and satellite dish receiving antennas consistent with § 335-77B.
- (8) All uses which are normal and incidental accessory uses consistent with the principal use. In the case of offices, such incidental uses include examination rooms and laboratories in medical offices; drafting and typing rooms; rooms for copying machines and storage of supplies; and areas for receptionists, bookkeeping, conferences and similar operations.
- (9) Fences and walls, provided that they are consistent with § 335-77F.

D. Conditional uses shall be as follows:

- (1) Any use permitted in the C-2 District in accordance with the conditions set forth in the C-2 District, except where the same use may be set forth below, then the requirements of this I-2 District shall prevail.
- (2) Outdoor equipment storage such as construction equipment, large spools of telephone or cable television cable and similar equipment (but excluding junked material, tires, raw materials and finished products that are part of a manufacturing, assembly or fabricating process).
- (3) Self-storage facilities subject to the following conditions:
 - (a) No self-storage space shall be used for the storage of hazardous materials.
 - (b) All self-storage facilities shall be contained within a compound enclosed on all sides by a wall or fence that screens the interior of the compound from adjoining streets and uses. No overhead doors or storage materials shall be visible from outside the compound. Architectural and landscaping elements, including but not limited to offsets in the building line, exterior surface textures and foundation plantings shall be used to mitigate the visual appearance of the compound facade.
 - (c) All driveways shall be a minimum of 25 feet wide and an adequate internal circulation system shall be provided.
[Amended 5-28-2003 by Ord. No. 2003:10]
 - (d) The compound containing the self-storage facility shall be subject to the building setback standards for the zone in which it is located except that no self-storage building shall exceed one story in height.
 - (e) The use of self-storage facilities shall be limited to the storage of goods and security, administrative and maintenance functions incidental to the operation of the self-storage facility. Nonincidental activities such as vehicle or equipment repairs, painting, meetings or rehearsals, retail sales, and related activities shall not be permitted in conjunction with a self-storage use.

(f) There shall be a minimum distance between each self-storage building of 25 feet.
[Amended 5-28-2003 by Ord. No. 2003:10]

E. Density, bulk and yard requirements shall be as follows:

Type	I-2 District	I-3 and PI-3 Districts
Minimum lot area	40,000 square feet	2.0 acres
Minimum lot width	200 feet	250 feet
Minimum lot depth	200 feet	250 feet
Minimum front yard*	50 feet	100 feet
Minimum side yard*	20 feet	75 feet
Minimum rear yard*	50 feet	100 feet
Maximum building height	40 feet	40 feet
Maximum lot coverage	50%	50%
Maximum floor area ratio	0.20	0.20

* NOTE: Additional setbacks shall be provided in accordance with § 335-77Q, if applicable.

F. Buffer. The buffer areas shall adhere to the requirements of § 335-77C.

G. Signs. See § 335-77R.