

ZONING AND DEVELOPMENT REGULATIONS

271 Attachment 2

ADDENDUM B

Township of Maplewood Special Light Industrial Zone

§ B-1. Uses permitted.

The following uses shall be permitted:

- A. Manufacturing of light machinery such as, but not limited to, carburetors, small machine parts, sewing machines, cash registers, typewriters, calculators and other office machines.
- B. Fabrication of metal products such as, but not limited to, baby carriages, bicycles and other light vehicles, metal foils (aluminum, gold, etc.), metal furniture, musical instruments, sheet metal products and toys.
- C. Fabrication of paper products such as, but not limited to, bags, books, bookbinding, boxes, packaging materials and office supplies.
- D. Fabrication of wood products such as, but not limited to, boats, boxes, cabinets and woodworking, furniture and toys.
- E. Laboratories such as, but not limited to, biological, chemical, dental, pharmaceutical and general research (excluding manufacturing).
- F. Other light industry uses such as, but not limited to, brush and broom manufacturing, electronics products, glass and glass products, jewelry manufacturing (including polishing), laundering and cleaning establishments, sporting goods manufacturing, storehouses, warehouses and leather goods manufacturing.
- G. Wholesale sales and distribution.
- H. Other light industrial uses upon a finding by the Planning Board that such use is of the same general character as those permitted and will not be detrimental to the other uses within the zone or to the adjoining land uses.
- I. One building, not exceeding 5,000 square feet, to be used as a restaurant, as defined in § 271-3 of this ordinance.

MAPLEWOOD CODE

- J. One building to be used as a bank.
- K. One building to be used for offices.

§ B-2. Accessory buildings and uses.

Accessory buildings and uses shall be as follows:

- A. Private garages for the storage of vehicles operated exclusively as part of a legally permitted use thereon.
- B. Such accessory uses as are customarily incident to the foregoing permitted uses.
- C. Outdoor storage only as an accessory to the primary use and which shall not exceed 15% of the lot area.

§ B-3. Uses prohibited.

Any use other than those uses permitted in § B-1 is prohibited and more particularly the following:

- A. Uses such as or similar in nature to:
 - (1) Acetylene gas manufacture.
 - (2) Ammonia, chlorine or bleaching powder manufacture.
 - (3) Arsenal.
 - (4) Asphalt manufacturing or refining.
 - (5) Assaying (other than gold or silver).
 - (6) Blast furnace.
 - (7) Boiler works.
 - (8) Brick, tile or terra cotta manufacture.
 - (9) Candle manufacturing.
 - (10) Celluloid and other cellulose products manufacture.

ZONING AND DEVELOPMENT REGULATIONS

- (11) Crematory.
- (12) Creosote treatment or manufacture.
- (13) Distillation of coal, wood or bones.
- (14) Disinfectant, insecticide or poison manufacture.
- (15) Dye stuff manufacture.
- (16) Emery cloth and sandpaper manufacture.
- (17) Explosive manufacture or storage.
- (18) Fat rendering.
- (19) Fertilizing manufacture.
- (20) Forge plant.
- (21) Foundry coke and metal rolling and drawing mill.
- (22) Gas manufacture or storage in excess of 10,000 cubic feet.
- (23) Glue, size or gelatine manufacture.
- (24) Incineration or reduction of garbage, offal, dead animals or refuse.
- (25) Iron, steel, brass or copper foundry.
- (26) Junkyard.
- (27) Lamp black manufacture.
- (28) Lime, cement or plaster of paris manufacture.
- (29) Oilcloth or linoleum manufacture.
- (30) Petroleum refining or storage of petroleum products above ground, but nothing herein contained shall prevent the storage of petroleum products not in excess of 10,000 gallons, provided that such storage is made in tanks two feet below the surface of the ground level with said tanks covered with two feet of well-tamped earth; provided, however, that fuel

MAPLEWOOD CODE

oil for use in fuel oil burners for heating purposes may be stored underground as above indicated in tanks not exceeding 20,000 gallons' capacity.

- (31) Printing ink manufacture.
- (32) Pyroxyline plastic manufacture or the manufacture of articles therefrom.
- (33) Raw hides or skins storage, curing or tanning.
- (34) Rock or stone crusher.
- (35) Roll mill.
- (36) Rubber manufacture from the crude materials.
- (37) Sale of used lumber or used plumbing and heating pipes and fixtures or used mason materials or used building materials.
- (38) Sauerkraut manufacture.
- (39) Sausage manufacture.
- (40) Shoe blacking or stove polish manufacture.
- (41) Slaughterhouse or slaughtering of animals or fowls.
- (42) Smelters.
- (43) Soap manufacturers.
- (44) Starch, glucose or dextrine manufacture.
- (45) Stockyards.
- (46) Stone crushing.
- (47) Sugar refining.
- (48) Sulphurous, sulphuric, nitric or hydrochloric acid manufacture.
- (49) Tallow, grease or lard manufacture or refining.
- (50) Tar distillation or manufacture.

ZONING AND DEVELOPMENT REGULATIONS

- (51) Tar roofing or tar waterproofing.
 - (52) The dismantling or storage of dismantled automobiles or used parts thereof or the storage or baling of scrap paper, iron, bottles, rags or junk.
 - (53) Truck terminals and bulk distribution terminals.
 - (54) Yeast manufacture.
 - (55) Any other trade, industry or use that is noxious or offensive by reason of the emission of odor, dust, smoke, gas or noise.
 - (56) Any other use prohibited in § B-3 of this ordinance.
- B. Any residential use.
 - C. Drive-in or walk-up restaurants.
 - D. Retail sales and services except as specifically permitted hereinabove in § B-1I, J and K.

§ B-4. Light industry requirements.

- A. Lot area. There shall be a minimum lot area of 35,000 square feet.
- B. The combined ground floor area of all buildings, including accessory buildings, located on any lot shall not exceed 50% of the area of said lot.
- C. Height. No building or structure shall exceed 35 feet in height; provided, however, that the office building permitted in § B-1K hereinabove shall not exceed 80 feet in height.
- D. Front yard. The minimum front yard setback shall be 25 feet from the property line. Not more than 30% of the front yard area, exclusive of entrance walks, shall be paved except where a building fronts on a cul-de-sac.
- E. Side yard. There shall be two side yards, neither of which shall be less than five feet, whose aggregate total shall be not less than 40 feet; provided, however, that in no event shall there be less than 20 feet between buildings, and provided further that in the event that a side yard abuts a residence use, said side yard shall be not less than 25 feet.

MAPLEWOOD CODE

- F. Rear yard. There shall be a minimum rear yard of 15 feet; provided, however, that in the event that a rear yard abuts a residence use, said rear yard shall be a minimum of 25 feet.

§ B-5. Accessory buildings.

- A. There shall be a setback of one foot for each one foot of building height from the side or rear lot lines; provided, however, that no setback shall be less than 25 feet, and provided further that in the event that the side or rear yards abuts a residential zone, said setback shall meet all of the requirements set forth in § B-4E and F of this ordinance.
- B. Accessory buildings are not permitted in the front yard.
- C. There shall be no less than 15 feet between accessory buildings.

§ B-6. Outdoor storage.

- A. All outdoor storage shall be screened by special planting or fencing approved by the Planning Board so that it is not visible from any adjacent property or public street.
- B. Any fence required under the provisions of this section that will screen outdoor storage shall not be closer than 20 feet to any property line. Outdoor storage, as herein regulated, is permitted only in the side and rear yards.

§ B-7. Driveway and loading requirements.

- A. Common driveways on adjoining properties are permitted with appropriate easement agreements recorded.
- B. No loading dock or platform shall face a street unless said dock or platform is at least 50 feet from the property line; provided, however, that no loading dock or platform shall face Chancellor Avenue.
- C. All spaces provided for standing, loading and unloading services shall be subject to the approval of the Planning Board upon recommendation of the Township Engineer and the Chief of Police.

ZONING AND DEVELOPMENT REGULATIONS

§ B-8. Off-street parking facilities.

- A. Industrial use. There shall be a minimum of one parking space for each 1,000 square feet or fraction thereof of floor area devoted to an industrial use.
- B. Restaurant use. There shall be a minimum of one parking space for each 200 square feet or fraction thereof of floor area devoted to a restaurant use.
- C. Banking and office uses. There shall be a minimum of one parking space for each 400 square feet or fraction thereof of floor area devoted to banking or office use.
- D. There shall be no on-street parking on any street within the Special Light Industrial Zone.
- E. All parking areas shall provide service aisles in accordance with the following minimum standards:

Type of Parking	Minimum Aisle Width (feet)
Parallel	10
30-degree angle	11
45-degree angle	13
60-degree angle	18
90-degree angle	20

§ B-9. Signs.

- A. No sign shall be erected, re-erected, constructed, altered, wall-painted or mounted except as permitted herein and a permit for the same having been issued by the Construction Official.
- B. Signs shall be permitted only in connection with a business lawfully conducted upon the premises, except temporary signs of a civic, political, religious, philanthropic or commemorative nature and institutional flags. Only the following types of signs shall be permitted: ground signs, pole signs, projecting signs, wall signs and temporary signs. The following types of signs shall be prohibited: roof signs, marquee signs, billboards, strings of pennants, advertising flags and any modifications thereof.
- C. Pole signs and projecting signs shall be prohibited on lots facing Chancellor Avenue.

MAPLEWOOD CODE

- D. Signs shall be permitted to the extent of one and one-half (1 1/2) square feet for each foot of width of the front elevation of the building but need not be less than 40 square feet, but the total gross area of all signs on the premises shall not exceed 150 square feet. Projecting signs shall not exceed four square feet in area.
- E. The direct source of light of an illuminated sign shall be shielded in such a manner that it is not visible from the street or any adjacent residential property.
- F. No sign shall be erected nearer to any street or road than one-half (1/2) the setback distance required for the principal building.
- G. A temporary sign shall not exceed 15 square feet in area. A temporary sign shall be removed within 24 hours after its purpose has been met.
- H. In the interpretation of the area of signs, the size shall be the display surface available for advertising, including decorative trim, or, in the case of individual box letter, the box dimensions encompassing all the letters including decorative trim.
- I. No part of a ground sign shall exceed a height of 14 feet above the ground.
- J. No projecting sign shall extend outward more than 18 inches from the exterior walls surface of the building or supporting structure. Such signs shall have a clear space of not less than 10 feet between all parts of the sign and the ground.
- K. No rotating beacon(s) or flashing color beacon(s) shall be permitted to be used on any pole(s), building(s) or sign(s). Colored lights similar to those used in traffic control are prohibited within 150 feet of any traffic signal light.

§ B-10. Landscaping.

- A. All that area of the lot not used for walks, driveways or off-street parking shall be devoted to the planting of grass, trees, shrubs, flowers and ornamental plants.
- B. The integrity of the planting shall be preserved by maintenance or replacement of plantings by the owner or occupant.
- C. There shall be a minimum of one tree and five deciduous or evergreen shrubs for each 7,000 square feet of lot area or as required by site plan approval.

ZONING AND DEVELOPMENT REGULATIONS

- D. Buffering shall be required whenever a residential zone is adjacent to or across the street from the Special Light Industrial Zone.
- E. Shade trees shall be planted along any existing street abutting the Special Light Industrial Zone or new street constructed therein. Such trees shall be of the type and species and shall be planted at locations as shall be approved by the Director of Public Works.

§ B-11. Buffering and screening.

- A. Wherever buffering and screening shall be required by this ordinance or by the Planning Board or Zoning Board of Adjustment, the screen shall meet the following minimum requirements.
 - (1) All planted screens shall consist of a strip not less than four feet wide, densely planted (or having equivalent natural growth) with shrubs or evergreen not less than four feet high at the time of planting and of a type that will form a year-round screen of not less than six feet in height within three years from the date of planting.
 - (2) Evergreen or conifers shall be used in screen planting. No deciduous screening shall be used.
 - (3) Screens shall be maintained in good condition at all times.
 - (4) There shall be no encroachment of any kind into the buffering or screening area.
- B. The integrity of buffering and screening shall be preserved by maintenance and replacement of buffering and screening, and such maintenance and replacement shall be a condition of approval by the Planning Board or Zoning Board of Adjustment.

§ B-12. Road requirements.

The minimum road requirements of any street wholly within the Special Light Industrial Zone shall be as follows:

- A. Right-of-way: 50 feet.
- B. Paved road: 36 feet, curb to curb.

MAPLEWOOD CODE

§ B-13. Sidewalks.

- A. Sidewalks shall be required along all existing streets.
- B. One side of any street within the Special Light Industrial Zone shall have sidewalks.

§ B-14. Performance standards.

A building permit or certificate of occupancy shall be issued only when the intended use will not exceed the following limitations or violate the following requirements:

- A. Fire and explosion hazards. All activities shall be carried on only in fireproof structures which conform to the standards of the National Board of Fire Underwriters, Township Building Code or Fire Prevention Code, whichever is the more restrictive. All explosive raw materials, fuels, liquids and finished products shall be stored in accordance with the standards of said Board of Fire Underwriters.
- B. Radioactivity. Any and all machines, devices, testing equipment or anything similar which emit any radiation or radioactive rays are prohibited, except where any and all emissions of radiation or radioactive rays do not exceed the maximum permissible limits established by either a federal or state agency having jurisdiction over emissions of radiation or radioactive rays and where such machines, devices, testing equipment or anything similar are registered with and approved by either a federal or state agency having jurisdiction over the same.
- C. Emissions. No emission of any objectionable smoke, fumes, gas, vapors, dust or odors or any other atmospheric pollutant is permitted beyond the boundaries of the lot occupied by such use.
- D. Liquid or solid wastes.
 - (1) The discharge of industrial wastes into the sanitary sewer system shall be in accordance with "Rules and Regulations Relating to the Use of the Sewer System for the Discharge of Sewage, Industrial Wastes and Other Wastes" established by the Joint Meeting.¹ In addition, no industrial use shall discharge into any public sanitary sewer system quantities of water or

¹Editor's Note: The Joint Meeting is the Sewage Treatment Plant in Elizabeth, New Jersey, of which the Township of Maplewood is a member. For definition, see § 223-8 of this Code.

ZONING AND DEVELOPMENT REGULATIONS

industrial wastes beyond the capacity of said sewer system. The amount of effluent permitted shall be approved by the Township Engineer.

- (2) No industrial operation shall discharge industrial wastes of any kind into any reservoir, pond or lake. The discharge of untreated industrial wastes into a stream is prohibited. All methods of sewage and industrial waste treatment and disposal shall be approved by the Township and New Jersey State Health Departments.
 - (3) Effluent from a treatment plant shall at all times comply with the following standards:
 - (a) Maximum five-day biochemical oxygen demand: five parts per million.
 - (b) Maximum quantity of effluent: 10% of minimum daily stream flow.
 - (c) Maximum five-day biochemical oxygen demand after dilution ("BOD") of effluent multiplied by quantity of effluent divided by quantity of stream flow: zero and twenty-five hundredths (0.25) parts per million.
 - (4) No effluent shall contain any acids, oils, dust, toxic metals, corrosives or other toxic substance in solution or suspension which would create odors or discolor, poison or otherwise pollute water in any way.
- E. Vibration. No vibration is permitted which is discernible to the human sense of feeling beyond the lot on which such use is conducted.
- F. Noise.
- (1) There shall be no noise emanating from the operation of use measured from any point on the property line of the lot on which the use is located which shall exceed the values given in the following table in any octave band or frequency.

Octave Band Center Frequency in Hertz	Sound-Pressure Level Decibels re 0.0002 dyne/cm ²
31.5	59
63	58
125	57
250	50
500	45
1,000	40

MAPLEWOOD CODE

Octave Band Center Frequency in Hertz	Sound-Pressure Level Decibels re 0.0002 dyne/cm²
2,000	37
4,000	33
8,000	29

(2) The sound pressure level shall be measured with sound level meters and/or analyzers conforming with the United States of America Standard Specifications for General Purpose Sound Level Meters S1.4-1961, or latest revision, or the United States of America Standard Specification for Octave, Half-Octave and Third Octave Band Filter Sets S1.11-1966, or latest revision, published by the United States of America Standards Institute, New York, New York. When measuring objectionable noises due to intermittent, beat frequency or hammering or if the noise is not smooth and continuous or any noise that takes place between 10:00 p.m. and 8:00 a.m., corrections shall be made to the above table by subtracting five decibels from each of the decibel levels given.

G. Glare. Direct or sky-reflected glare exceeding five footcandles measurable beyond the property line of the lot occupied by such use is not permitted. This regulation shall not apply to lights used at the entrance or exit of service drives.

H. Architecture. The exterior walls of all buildings shall be attractive in appearance and the specifications of the materials to be used and the treatment of the same shall be submitted to the Planning Board or Zoning Board of Adjustment for approval.

§ B-15. Site plan approval.

Site plan approval shall be required in accordance with Article III, Development Review Procedures and Plat Details, of Ch. 271, Zoning and Development Regulations.