

17.04.040F Industrial Zones

Development controls, limitations and regulations are hereby established for the following industrial zones.

17.04.040F.1 I-1 Light Industrial District

- (a) Intent:
The intent and purpose of this district is to provide for the expansion and preserve the integrity of the existing industrial uses through the redevelopment of vacant and underutilized industrial lands and the adaptive reuse of larger, single-user industrial sites.
- (b) Principal Permitted Uses:
- (1) High-tech light industrial uses
 - (2) Assembly, finishing and packaging of products and materials;
 - (3) Warehouse and storage buildings;
 - (4) Research and development offices and laboratories;
 - (5) Building material sales and storage buildings;
 - (6) Printing and publishing houses;
 - (7) General business and sales offices;
 - (8) Public and non-profit private schools;
 - (9) Recording studios.
 - (10) Employment agencies with transportation
- (c) Permitted Accessory Uses:
Ancillary uses and buildings customary and incidental to the principal use.
- (d) Conditional Uses:
Subject to the additional standards and conditions as specified within Subsection 17.04.070 of this chapter.
None.
- (e) Bulk and Height Regulations:
As specified in the bulk schedule at the end of this section and elsewhere within Subsection 17.04.050 of this chapter.
- (f) Design Regulations:
- (1) The front yard and outdoor storage of vehicles is prohibited.
- (g) Parking:
As specified within Subsection 17.05 of this chapter.
- (h) Signage:

As specified within Subsection 17.06 of this chapter.

(i) Other Requirements:

(1) Transitional Requirements:

A buffer area shall be provided along any lot line contiguous with any residential district or residential use. The buffer area shall be a minimum of ten (10) feet wide, plus an additional five (5) feet width for each ten (10) feet or fraction thereof of height of the principal building exceeding twenty-five (25) feet. The buffer area shall consist of an eight (8) feet high architecturally solid fence supplemented by evergreen trees of a minimum eight (8) feet height at planting, planted on ten (10) feet centers;

(2) Storage:

All materials, vehicles and equipment shall be stored in completely enclosed buildings or shall be screened by architecturally solid walls or fences of a height equal to the height of the materials, vehicles and/or equipment to be screened. Said screening shall be supplemented by evergreen plantings of a minimum ten (10) feet height at planting, planted on fifteen (15) feet centers, and said plantings shall be located on the outside perimeter of the screening walls and/or fences.

17.04.040F.2 I-2 General Industrial District

(a) Intent:

The intent and purpose of this district is to provide for the expansion and preserve the integrity of the existing industrial uses through the redevelopment of vacant and underutilized lands and the adaptive reuse of smaller properties into larger industrial sites.

(b) Principal Permitted Uses:

- (1) Warehousing and distribution facilities;
- (2) Manufacturing and production plants;
- (3) Research and development offices and laboratories;
- (4) High-tech electronic and industrial uses;
- (5) Printing and publishing uses;
- (6) Transportation and communications facilities and terminals;
- (7) Fabrication, processing and assembling plants;
- (8) Automotive repair and service, excluding the sale of gasoline as a principal use;
- (9) Professional and general office uses;
- (10) Sale and service offices;
- (11) Public and non-profit private schools;
- (12) Flea markets;
- (13) Building materials sales and storage;

- (14) Auto body and truck repair;
- (15) Breweries;
- (16) Meat processing plants;
- (17) Warehousing;
- (18) Fish farms and similar uses;
- (19) Garbage and recycling facilities;
- (20) Recording studios;
- (21) Gymnasiums, health clubs and other indoor recreational facilities.

(c) Permitted Accessory Uses:

- (1) Uses and buildings customary and incidental to the principal use;
- (2) Cafeterias developed as an integral part of a principal use
- (3) Retail sales of products manufactured/produced on site, subject to compliance with all retail parking requirements, as specified in 17.05.

(d) Conditional Uses:

Subject to the additional standards and conditions as specified within Subsection 17.04.070 of this chapter.

(1) Restaurants;

- a. The minimum lot size shall be no less than one (1) acre;
- b. The lot shall front a street classified as other than a local street in the adopted Master Plan of the City of New Brunswick;
- c. Each such use shall comply with all other regulations of the I2 Zone;
- d. Each such use shall comply with all parking, loading, signage, buffering, and design standards as specified in this ordinance.

(2) Veterinarians and Commercial Kennels:

- a. No accessory uses, specifically including outdoor dog runs, shall be located in a front yard nor within fifty (50) feet of any residential zone boundary, or residential use;
- b. The lot shall front on a street classified as other than a local access street in the adopted Master Plan of the City of New Brunswick;
- c. Each such application shall comply with all parking, loading, signage and design standards criteria as specified elsewhere in this ordinance;
- d. A ten (10) feet wide landscaped buffer area shall be provided along any boundary adjacent to a residential zone or residential use. Said buffer shall consist of a continuous row of evergreen trees, minimum six (6) feet

high at planting, spaced on ten (10) feet centers, supplemented by an eight (8) feet high solid fence shall be placed along any boundary adjacent to a residential zone or residential use.

- (3) Transmission Towers and Communication Facilities:
- a. Minimum lot area shall be three (3) acres;
 - b. Transmission and communications towers shall be set back from the property line two hundred (200) feet for every one hundred (100) feet of tower height or fraction thereof;
 - c. No transmission or communication tower shall be located within one thousand (1,000) feet of school or residential zone;
 - d. Providers shall utilize existing towers and/or structures prior to consideration of new sites, to minimize the total number of towers in the City;
 - e. Providers shall be required to provide for the joint use of new and existing sites for collocation as a primary option rather than construction of additional single use towers;
 - f. Each applicant for a new telecommunications tower shall prove that the telecommunications equipment planned for the proposed tower cannot be accommodated on an existing or approved tower or building or other structure within a one (1) mile search radius of the proposed tower;
 - g. Any proposed commercial wireless telecommunications service towers shall be designed, structurally, electrically, and in all other respects, to accommodate both the applicant's and comparable future collocated antennas;
 - h. The telecommunications towers shall meet all buffer and landscaping requirements of this ordinance;
 - i. All abandoned or unused towers and associated facilities shall be removed by the applicant or its successors and any impacted property shall be returned to its original pre-construction state within six (6) months of cessation of operation at the site, with all removal costs borne by the applicant;
 - j. Aesthetics. Applicants shall minimize the adverse visual impact and the number of such facilities through proper design, siting, screening, material color and finish for towers, antennas, and accessory buildings. Wherever possible, competing providers shall collocate

antennas and related facilities. At locations where collocation on an existing structure is impractical, the applicant shall use camouflage structures, such as artificial trees, subject to applicable FAA standards and design review by the Board. Where the required height of the tower makes an artificial tree impractical, other camouflage techniques shall be considered. Artificial trees shall be designed to resemble a woody tree with a single trunk and branches on its upper part. They shall be located near existing tree masses to the extent practical.

- (e) Bulk and Height Regulations:
As specified in the bulk schedule at the end of this section and elsewhere within Subsection 17.04.050 of this chapter.
- (f) Design Regulations:
Supporting conditional uses may occupy a portion of an industrial facility or a freestanding building contingent upon adequate on-site parking being provided.
- (g) Parking:
As specified within Subsection 17.05 of this chapter.
- (h) Signage:
As specified within Subsection 17.06 of this chapter.
- (i) Other Requirements:
 - (1) Transitional Requirements:
A buffer area shall be provided along any lot line contiguous with any residential district or residential use. The buffer area shall be a minimum of ten (10) feet wide, plus an additional five (5) feet width for each ten (10) feet or fraction thereof of height of the principal building exceeding twenty-five (25) feet. The buffer area shall consist of an eight (8) feet high architecturally solid fence supplemented by evergreen trees of a minimum eight (8) feet height at planting, planted on ten (10) feet centers;
 - (2) Storage:
All materials, vehicles and equipment shall be stored in completely enclosed buildings or shall be screened by architecturally solid walls or fences of a height equal to the height of the materials, vehicles and/or equipment to be screened. Said screening shall be supplemented

by evergreen plantings of a minimum ten (10) feet height at planting, planted on fifteen (15) feet centers, and said plantings shall be located on the outside perimeter of the screening walls and/or fences.

17.04.040F.3 I-2E General / Entertainment Industrial District

(a) Intent:

The intent and purpose of this district is to provide for the expansion and preserve the integrity of the existing industrial uses through the redevelopment of vacant and underutilized lands. Further, this district allows for the development of certain type of entertainment uses subject to reasonable conditions to ensure that such uses do not negatively impact upon the public welfare of the community.

(b) Principal Permitted Uses:

- (1) Warehousing and distribution facilities;
- (2) Manufacturing and production plants;
- (3) Research and development offices and laboratories;
- (4) High-tech electronic and industrial uses;
- (5) Sales and service offices;
- (6) Printing and publishing uses;
- (7) Transportation and communications facilities and terminals;
- (8) Fabrication, processing and assembling plants;
- (9) Automotive sales, repair and service, excluding the sale of gasoline as a principal business operation;
- (10) Professional and general office uses;
- (11) Transmissions towers and communications facilities;
- (12) Junkyards.

(c) Permitted Accessory Uses:

Ancillary uses and buildings customary and incidental to the principal use.

(d) Conditional Uses:

Subject to the additional standards and conditions as specified within Subsection 17.04.070 of this chapter.

- (1) Restaurants;
- (2) Veterinarians and commercial kennels;
- (3) Billboards;
- (4) Go-Go Bars;
 - a. The minimum lot size shall be twenty thousand (20,000) square feet;
 - b. There shall be one (1) off-street parking space for every two (2) patrons who can legally occupy the structure at any time, plus one (1) parking space per employee during the peak employment hour;

- c. All dancing/entertainment must cease at least one (1) hour prior to closing time;
 - d. Separate dressing room facilities for entertainers shall be provided, subject to all applicable codes;
 - e. Each go-go bar shall submit, with the application packages, documentation for the provision of a minimum of one (1) professional security personnel contracted to be on-site during all hours of operation;
 - f. No go-go bar shall be located within two hundred fifty (250) feet of another such establishment, juice bar, tavern, bar, adult entertainment store or adult entertainment theatre;
 - g. No go-go- bar shall be located within one thousand (1,000) feet of a school, church, childcare facility or residence;
 - h. No go-go bar shall be open for business before 11:30 a.m. or after 2:00 a.m.
- (5) Go-Go Bars – Alcohol Free;
- a. The minimum lot size shall be twenty thousand (20,000) square feet;
 - b. There shall be one (1) off-street parking space for every two (2) patrons who can legally occupy the structure at any time, plus one (1) off-street parking space for each employee during the peak employment hour;
 - c. All dancing/entertainment must cease at least one (1) hour prior to closing time;
 - d. There must be provided separate dressing room facilities for entertainers subject to all applicable codes;
 - e. No Go-Go Bars – Alcohol Free shall be located within two hundred fifty (250) feet of another such establishment or a go-go bar, tavern, bar, adult entertainment store or adult entertainment theatre;
 - f. No Go-Go Bars – Alcohol Free shall be located within one thousand (1,000) feet of a school, church, child care facility or residence;
 - g. No Go-Go Bars – Alcohol Free shall be open for business before 11:30 a.m. or after 2:00 a.m.;
 - h. Each Go-Go Bars – Alcohol Free shall submit, with application package, documentation for the provision of a minimum of one (1) professional security personnel contracted to be on-site during all hours of operation.
- (6) Telecommunication Towers and Communication Facilities.
- a. Minimum lot area shall be three (3) acres;

- b. Transmission and communications towers shall be set back from the property line two hundred (200) feet for every one hundred (100) feet of tower height or fraction thereof;
- c. No transmission or communication tower shall be located within one thousand (1,000) feet of school or residential zone;
- d. Providers shall utilize existing towers and/or structures prior to consideration of new sites, to minimize the total number of towers in the City;
- e. Providers shall be required to provide for the joint use of new and existing sites for collocation as a primary option rather than construction of additional single use towers;
- f. Each applicant for a new telecommunications tower shall prove that the telecommunications equipment planned for the proposed tower cannot be accommodated on an existing or approved tower or building or other structure within a one (1) mile search radius of the proposed tower;
- g. Any proposed commercial wireless telecommunications service towers shall be designed, structurally, electrically, and in all other respects, to accommodate both the applicant's and comparable future collocated antennas;
- h. The telecommunications towers shall meet all buffer and landscaping requirements of this ordinance;
- i. All abandoned or unused towers and associated facilities shall be removed by the applicant or its successors and any impacted property shall be returned to its original pre-construction state within six (6) months of cessation of operation at the site, with all removal costs borne by the applicant;
- j. Aesthetics. Applicants shall minimize the adverse visual impact and the number of such facilities through proper design, siting, screening, material color and finish for towers, antennas, and accessory buildings. Wherever possible, competing providers shall collocate antennas and related facilities. At locations where collocation on an existing structure is impractical, the applicant shall use camouflage structures, such as artificial trees, subject to applicable FAA standards and design review by the Board. Where the required height of the tower makes an artificial tree impractical, other

camouflage techniques shall be considered. Artificial trees shall be designed to resemble a woody tree with a single trunk and branches on its upper part. They shall be located near existing tree masses to the extent practical.

- (e) Bulk and Height Regulations:
As specified in the bulk schedule at the end of this section and elsewhere within Subsection 17.04.050 of this chapter.
- (f) Design Regulations:
Same as I-2 General Industrial District.
- (g) Parking:
As specified within Subsection 17.05 of this chapter.
- (h) Signage:
As specified within Subsection 17.06 of this chapter.
- (i) Other Requirements:
 - (1) Transitional Requirements:
A buffer area shall be provided along any lot line contiguous with any residential district or residential use. The buffer area shall be a minimum of ten (10) feet wide, plus an additional five (5) feet width for each ten (10) feet or fraction thereof of height of the principal building exceeding twenty-five (25) feet. The buffer area shall consist of an eight (8) feet high architecturally solid fence supplemented by evergreen trees of a minimum eight (8) feet height at planting, planted on ten (10) feet centers;
 - (2) Storage:
All materials, vehicles and equipment shall be stored in completely enclosed buildings or shall be screened by architecturally solid walls or fences of a height equal to the height of the materials, vehicles and/or equipment to be screened. Said screening shall be supplemented by evergreen plantings of a minimum ten (10) feet height at planting, planted on fifteen (15) feet centers, and said plantings shall be located on the outside perimeter of the screening walls and/or fences.