

**TOWNSHIP OF PEQUANNOCK**

**ORDINANCE NO. 2014-12**

**ORDINANCE AMENDING CHAPTER 189 OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PEQUANNOCK AND ESTABLISHING A NEW ZONING DISTRICT TO BE KNOWN AS THE I-1A INDUSTRIAL DISTRICT**

**BE IT ORDAINED** by the Township Council of the Township of Pequannock, in the County of Morris and State of New Jersey, as follows:

**SECTION 1.** Chapter 189 shall be amended by the addition of new Subsection 189.06.040 to be entitled "I-1A Industrial District," which shall read in its entirety as follows:

**189.06.040 I-1A Industrial District.**

In the I-1A Industrial District, the following regulations shall apply:

- A. Use regulations. A building may be erected or used and a lot may be used or occupied for the following uses and no other:
- (1) Permitted uses. Uses permitted in the I-1, I-2 and I-3. In addition, the following uses are permitted:
    - (a) Automobile, motorcycle and commercial vehicle sales.
    - (b) Nursery, garden centers or tree farms.
    - (c) Businesses that service, repair or install motor vehicle parts.
    - (d) Kennels, horse farms.
    - (e) Contractors vehicle, equipment and/or materials storage yard. All vehicles and equipment shall be licensed and insured. A list of all stored vehicles, equipment and materials shall be provided to the Building Department.
    - (f) Buildings for the storage and maintenance of commercial vehicles which are owned and operated by a single operator.
  - (2) Accessory uses.
    - (a) Off-street parking and loading as required by this chapter.
    - (b) Signs, as permitted by the Township Sign Ordinance.
    - (c) Buildings for the storage of trucks and other vehicles and equipment used for the principal use on the lot.
    - (d) Servicing of vehicles and equipment permitted only within a building.
  - (3) Conditional uses. All conditional uses shall meet the requirements of Section 189.07 of this chapter.
  - (4) Prohibited uses.
    - (a) Those uses which are not specifically permitted in the I-I Zone are hereby prohibited.
- B. Bulk regulations.
- (1) Lot area. A lot area of not less than one (1) acre shall be provided.
  - (2) Lot width. A minimum lot width of one hundred fifty (150) feet shall be provided.
  - (3) Height. No structure shall exceed two (2) stories or thirty-five (35) feet in height, whichever is less.
  - (4) Front yard. There shall be provided a front yard which shall have an average depth of not less than fifty (50) feet, and in no case shall any part of a building project closer to the street than thirty-five (35) feet. No more than fifty percent (50%) of the front yard shall be paved for parking and access drives.
  - (5) Rear yard. There shall be a rear yard equal in depth to at least the height of the building, but in no case less than thirty (30) feet. At least ten (10) feet of the rear yard shall be landscaped or planted in a manner acceptable to the Planning Board.
  - (6) Side yard. Two (2) side yards shall be required, each of which shall be not less than the height of the building, but in no case less than thirty (30) feet. At least ten (10) feet of each side yard shall be landscaped or planted.
  - (7) Coverage. No more than thirty-five percent (35%) of the lot shall be covered by buildings, and no more than a total of seventy-five (75%) of the lot shall be covered by impervious material, including buildings,
  - (8) Screening, landscaping and open space.
    - (a) Adjacent to a residentially zoned or used property and adjacent to public

parkland, there shall be a planted buffer strip at least twenty-five (25) feet in width which shall be maintained to screen and buffer the use in the I-I A Zone from adjacent properties, Said buffer area shall include a solid fence in conformance with other requirements of this chapter as approved by the Planning Board, Said buffer strip may include the required side yard but shall not include parking or access drives.

(b) A ten-foot planted buffer shall be required to be planted in each side and rear yard adjacent to the property line where the property abuts commercially or industrially zoned or used property. Said buffer area shall include a solid fence in conformance with other requirements of this chapter as approved by the Planning Board.

(9) Lot frontage. There shall be a minimum lot frontage of fifty (50) feet.

C. Site Plan in accordance with §189.01,030 required.

**SECTION 2.** The Zoning Map of the Township of Pequannock is hereby amended to place the following properties in the I-1A Industrial District: Block 902, Lots 11, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, and 31

**SECTION 3.** If any section or provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

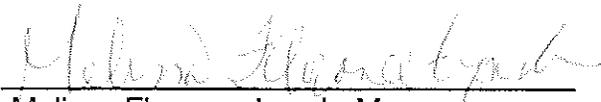
**SECTION 4.** All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

**SECTION 5.** This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

**Introduced: May 27, 2014**

**Adopted: June 24, 2014**

  
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Joseph J. Delaney, Jr., Township Clerk

  
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Melissa Florance-Lynch, Mayor