

CHAPTER 4

DISTRICT ZONING REGULATIONS

Authority

N.J.S.A. 13:17-1 et seq., specifically 13:17-6(i).

Source and Effective Date

R.2009 d.40, effective December 23, 2008.
See: 40 N.J.R. 4696(a), 41 N.J.R. 624(b).

Chapter Expiration Date

In accordance with N.J.S.A. 52:14B-5.1.c(2), Chapter 4, District Zoning Regulations, expires on June 20, 2016. See: 48 N.J.R. 39(a).

Chapter Historical Note

Chapter 4, District Zoning Regulations, was adopted as R.1970 d.46, effective May 1, 1970. See: 1 N.J.R. 17(b), 2 N.J.R. 8(b), 2 N.J.R. 52(a).

Chapter 4, District Zoning Regulations, was replaced by new District Zoning Regulations as R.1972 d.221, effective November 9, 1972. See: 4 N.J.R. 13(c), 4 N.J.R. 311(c).

Pursuant to Executive Order No. 66(1978), Subchapter 6, General Provisions, expired on October 5, 1983, and was subsequently adopted as new rules by R.1983 d.507, effective November 7, 1983. See: 15 N.J.R. 1506(b), 15 N.J.R. 1873(b).

Pursuant to Executive Order No. 66(1978), Chapter 4, District Zoning Regulations, was readopted as R.1988 d.281, effective May 26, 1988. See: 20 N.J.R. 743(a), 20 N.J.R. 1467(b).

Public Notice: Routine program implementation. See: 25 N.J.R. 1010(a).

Pursuant to Executive Order No. 66(1978), Chapter 4, District Zoning Regulations, was readopted as R.1993 d.176, effective March 29, 1993. See: 24 N.J.R. 4503(a), 25 N.J.R. 1887(a).

Pursuant to Executive Order No. 66(1978), Chapter 4, District Zoning Regulations, was readopted as R.1998 d.77, effective January 5, 1998. See: 29 N.J.R. 3704(a), 30 N.J.R. 566(a).

Chapter 4, District Zoning Regulations, was readopted as R.2003 d.9, effective December 9, 2002. See: 34 N.J.R. 2539(a), 35 N.J.R. 258(a).

Chapter 4, District Zoning Regulations, was repealed and new rules were adopted as R.2004 d.76, effective February 17, 2004. See: 35 N.J.R. 4458(a), 36 N.J.R. 1033(a).

Subchapter 12, Affordable Housing, was adopted as new rules by R.2007 d.57, effective February 5, 2007. See: 38 N.J.R. 3762(a), 39 N.J.R. 548(a).

Chapter 4, District Zoning Regulations, was readopted as R.2009 d.40, effective December 23, 2008. As a part of R.2009 d.40, Subchapter 12, Affordable Housing, was repealed, effective January 20, 2009. See: Source and Effective Date. See, also, section annotations.

Public Notice: Routine Program Change for Coastal Management Program. See: 41 N.J.R. 3324(b), 4325(b).

In accordance with N.J.S.A. 52:14B-5.1b, Chapter 4, District Zoning Regulations, was scheduled to expire on December 23, 2015. See: 43 N.J.R. 1203(a).

Law Review and Journal Commentaries

A Complex Sport: Processing Land Use Applications Before the HMDC. James K. Pryor, 150 N.J.L.J. 49 (1997).

CHAPTER TABLE OF CONTENTS

SUBCHAPTER 1. INTENT AND PURPOSE OF DISTRICT ZONING REGULATIONS

- 19:4-1.1 Title
- 19:4-1.2 Purpose

- 19:4-1.3 Effective date
- 19:4-1.4 Termination date

SUBCHAPTER 2. INTENT, WORD USAGE AND DEFINITIONS

- 19:4-2.1 Intent and word usage
- 19:4-2.2 Definitions

SUBCHAPTER 3. APPLICATION OF REGULATIONS

- 19:4-3.1 Application of District zoning regulations
- 19:4-3.2 Exemptions
- 19:4-3.3 Official zoning map
- 19:4-3.4 Designation of zones
- 19:4-3.5 Interpretation of boundaries
- 19:4-3.6 Zoning of public ways, waterways, and railroad rights-of-way
- 19:4-3.7 Coastal zone management
- 19:4-3.8 Affordable housing
- 19:4-3.9 Redevelopment areas
- 19:4-3.10 Land containing sanitary landfill
- 19:4-3.11 Permitted uses
- 19:4-3.12 Special exceptions
- 19:4-3.13 Prohibited uses
- 19:4-3.14 Temporary uses and structures
- 19:4-3.15 Number of structures on a lot
- 19:4-3.16 Frontage
- 19:4-3.17 Bulk regulations
- 19:4-3.18 Yards
- 19:4-3.19 Yard designation
- 19:4-3.20 Height of buildings and structures
- 19:4-3.21 Allocation of required lot area, open space, off-street parking and loading spaces
- 19:4-3.22 Zoning lot of record
- 19:4-3.23 Easements
- 19:4-3.24 Open space

SUBCHAPTER 4. ADMINISTRATION

- 19:4-4.1 Purpose
- 19:4-4.2 Zoning certificates
- 19:4-4.3 Application for zoning certificate; administrative completeness
- 19:4-4.4 Application for zoning certificate; technical requirements
- 19:4-4.5 Review and approval of application for zoning certificate
- 19:4-4.6 Period of validity
- 19:4-4.7 Certificate of completion
- 19:4-4.8 Occupancy certification
- 19:4-4.9 Application for occupancy certification; administrative completeness
- 19:4-4.10 Application for occupancy certification; technical completeness
- 19:4-4.11 Pre-application conference
- 19:4-4.12 Zoning compliance letters
- 19:4-4.12A Interpretation
- 19:4-4.13 Special exception uses
- 19:4-4.14 Variances
- 19:4-4.15 (Reserved)
- 19:4-4.16 Notice of public hearings
- 19:4-4.17 Public hearings
- 19:4-4.18 Failure to act
- 19:4-4.19 Appeals
- 19:4-4.20 Fees and escrow deposits
- 19:4-4.21 Penalties and enforcement
- 19:4-4.22 Severability
- 19:4-4.23 Prohibition against improper influence

SUBCHAPTER 5. DISTRICTS, USES AND STANDARDS

- 19:4-5.1 Establishment of zones
- 19:4-5.2 General provisions

- 19:4-5.3 General use limitations
 19:4-5.4 Accessory uses
 19:4-5.5 Marinas
 19:4-5.6 Office trailers
 19:4-5.7 Outdoor seating areas
 19:4-5.8 Environmental Conservation zone; purposes
 19:4-5.9 Environmental Conservation zone; permitted uses
 19:4-5.10 Environmental Conservation zone; special exception uses
 19:4-5.11 Environmental Conservation zone; use limitations
 19:4-5.12 Environmental Conservation zone; performance standards
 19:4-5.13 Parks and Recreation zone; purposes
 19:4-5.14 Parks and Recreation zone; permitted uses
 19:4-5.15 Parks and Recreation zone; special exception uses
 19:4-5.16 Parks and Recreation zone; use limitations
 19:4-5.17 Parks and Recreation zone; performance standards
 19:4-5.18 Waterfront Recreation zone; purposes
 19:4-5.19 Waterfront Recreation zone; permitted uses and marina requirements
 19:4-5.20 Waterfront Recreation zone; special exception uses
 19:4-5.21 Waterfront Recreation zone; use limitations
 19:4-5.22 Waterfront Recreation zone; lot size requirements
 19:4-5.23 Waterfront Recreation zone; bulk regulations
 19:4-5.24 Waterfront Recreation zone; performance standards
 19:4-5.25 Low Density Residential zone; purposes
 19:4-5.26 Low Density Residential zone; permitted uses
 19:4-5.27 Low Density Residential zone; special exception uses
 19:4-5.28 Low Density Residential zone; lot size requirements
 19:4-5.29 Low Density Residential zone; bulk regulations
 19:4-5.30 Low Density Residential zone; access to land in other zones
 19:4-5.31 Low Density Residential zone; performance standards
 19:4-5.32 Planned Residential zone; purposes
 19:4-5.33 Planned Residential zone; permitted uses
 19:4-5.34 Planned Residential zone; special exception uses
 19:4-5.35 Planned Residential zone; lot size requirements
 19:4-5.36 Planned Residential zone; bulk regulations
 19:4-5.37 Planned Residential zone; performance standards
 19:4-5.38 Neighborhood Commercial zone; purposes
 19:4-5.39 Neighborhood Commercial zone; permitted uses
 19:4-5.40 Neighborhood Commercial zone; special exception uses
 19:4-5.41 Neighborhood Commercial zone; use limitations
 19:4-5.42 Neighborhood Commercial zone; lot size requirements
 19:4-5.43 Neighborhood Commercial zone; bulk regulations
 19:4-5.44 Neighborhood Commercial zone; performance standards
 19:4-5.45 Commercial Park zone; purposes
 19:4-5.46 Commercial Park zone; permitted uses
 19:4-5.47 Commercial Park zone; special exception uses
 19:4-5.48 Commercial Park zone; lot size requirements
 19:4-5.49 Commercial Park zone; bulk regulations
 19:4-5.50 Commercial Park zone; performance standards
 19:4-5.51 Regional Commercial zone; purposes
 19:4-5.52 Regional Commercial zone; permitted uses
 19:4-5.53 Regional Commercial zone; special exception uses
 19:4-5.54 Regional Commercial zone; use limitations
 19:4-5.55 Regional Commercial zone; lot size requirements
 19:4-5.56 Regional Commercial zone; bulk regulations
 19:4-5.57 Regional Commercial zone; performance standards
 19:4-5.58 Highway Commercial zone; purposes
 19:4-5.59 Highway Commercial zone; permitted uses
 19:4-5.60 Highway Commercial zone; special exception uses
 19:4-5.61 Highway Commercial zone; use limitations
 19:4-5.62 Highway Commercial zone; lot size requirements
 19:4-5.63 Highway Commercial zone; bulk regulations
 19:4-5.64 Highway Commercial zone; performance standards
 19:4-5.65 Aviation Facilities zone; purposes
 19:4-5.66 Aviation Facilities zone; land exemptions
 19:4-5.67 Aviation Facilities zone; permitted uses
 19:4-5.68 Aviation Facilities zone; special exception uses
 19:4-5.69 Aviation Facilities zone; lot size requirements
 19:4-5.70 Aviation Facilities zone; bulk regulations
 19:4-5.71 Aviation Facilities zone; performance standards
 19:4-5.72 Light Industrial A zone; purposes
 19:4-5.73 Light Industrial A zone; permitted uses
 19:4-5.74 Light Industrial A zone; special exception uses
 19:4-5.75 Light Industrial A zone; use limitations
 19:4-5.76 Light Industrial A zone; lot size requirements
 19:4-5.77 Light Industrial A zone; bulk regulations
 19:4-5.78 Light Industrial A zone; performance standards
 19:4-5.79 Light Industrial B zone; purposes
 19:4-5.80 Light Industrial B zone; permitted uses
 19:4-5.81 Light Industrial B zone; special exception uses
 19:4-5.82 Light Industrial B zone; use limitations
 19:4-5.83 Light Industrial B zone; lot size requirements
 19:4-5.84 Light Industrial B zone; bulk regulations
 19:4-5.85 Light industrial B zone; performance standards
 19:4-5.86 Intermodal A zone; purposes
 19:4-5.87 Intermodal A zone; permitted uses
 19:4-5.88 Intermodal A zone; special exception uses
 19:4-5.89 Intermodal A zone; use limitations
 19:4-5.90 Intermodal A zone; lot size requirements
 19:4-5.91 Intermodal A zone; bulk regulations
 19:4-5.92 Intermodal A zone; performance standards
 19:4-5.93 Intermodal B zone; purposes
 19:4-5.94 Intermodal B zone; permitted uses
 19:4-5.95 Intermodal B zone; special exception uses
 19:4-5.96 Intermodal B zone; use limitations
 19:4-5.97 Intermodal B zone; lot size requirements
 19:4-5.98 Intermodal B zone; bulk regulations
 19:4-5.99 Intermodal B zone; performance standards
 19:4-5.100 Heavy Industrial zone; purposes
 19:4-5.101 Heavy Industrial zone; permitted uses
 19:4-5.102 Heavy Industrial zone; special exception uses
 19:4-5.103 Heavy Industrial zone; use limitations
 19:4-5.104 Heavy Industrial zone; lot size requirements
 19:4-5.105 Heavy Industrial zone; bulk regulations
 19:4-5.106 Heavy Industrial zone; performance standards
 19:4-5.107 Public Utilities zone; purposes
 19:4-5.108 Public Utilities zone; permitted uses
 19:4-5.109 Public Utilities zone; special exception uses
 19:4-5.110 Public Utilities zone; use limitations
 19:4-5.111 Public Utilities zone; lot size requirements
 19:4-5.112 Public Utilities zone; bulk regulations
 19:4-5.113 Public Utilities zone; performance standards
 19:4-5.114 Sports and Exposition zone; purposes
 19:4-5.115 Sports and Exposition zone; land exemptions
 19:4-5.116 Sports and Exposition zone; land not exempt
 19:4-5.117 Transportation Center zone; purposes
 19:4-5.118 Transportation Center zone; permitted uses
 19:4-5.119 Transportation Center zone; special exception uses
 19:4-5.120 Transportation Center zone; lot size requirements
 19:4-5.121 Transportation Center zone; bulk regulations
 19:4-5.122 Transportation Center zone; performance standards
 19:4-5.123 Redevelopment areas
 19:4-5.124 Schedule of lot size requirements and bulk regulations
- SUBCHAPTER 6. SUPPLEMENTAL REQUIREMENTS**
- 19:4-6.1 Nonconforming lots, uses and structures
 19:4-6.2 Historic preservation and cultural resources
 19:4-6.3 Retail sale events
 19:4-6.4 Outdoor events
 19:4-6.5 Property maintenance
 19:4-6.6 Green buildings
- SUBCHAPTER 7. PERFORMANCE STANDARDS**
- 19:4-7.1 General requirements
 19:4-7.2 Applicability and enforcement
 19:4-7.3 Performance standards; noise
 19:4-7.4 Performance standards; vibrations
 19:4-7.5 Performance standards; airborne emissions
 19:4-7.6 Performance standards; hazardous materials, liquids and chemicals

- 19:4-7.7 Performance standards; glare
- 19:4-7.8 Performance standards; radioactive materials
- 19:4-7.9 Performance standards; wastewater
- 19:4-7.10 Performance standards; traffic

SUBCHAPTER 8. SITE PLAN REQUIREMENTS

- 19:4-8.1 General provisions
- 19:4-8.2 Parking
- 19:4-8.3 Loading
- 19:4-8.4 Parking and loading requirements
- 19:4-8.5 Line-of-sight triangle
- 19:4-8.6 Drainage
- 19:4-8.7 Buffers
- 19:4-8.8 Open space
- 19:4-8.9 Landscaping
- 19:4-8.10 Fences and screening walls
- 19:4-8.11 Retaining walls
- 19:4-8.12 Sidewalks
- 19:4-8.13 Lighting
- 19:4-8.14 Signs
- 19:4-8.15 Site service improvements
- 19:4-8.16 Fill, excavation, regrading and surcharge standards

SUBCHAPTER 9. FLOOD PLAIN MANAGEMENT

- 19:4-9.1 Title
- 19:4-9.2 Purposes
- 19:4-9.3 Words and phrases defined
- 19:4-9.4 Lands to which this subchapter applies
- 19:4-9.5 Basis for establishing the areas of special flood hazard
- 19:4-9.6 Fees
- 19:4-9.7 Penalties and enforcement
- 19:4-9.8 Other permits
- 19:4-9.9 Abrogation and greater restrictions
- 19:4-9.10 Warning and disclaimer of liability
- 19:4-9.11 Development permit required
- 19:4-9.12 Administration
- 19:4-9.13 Duties and responsibilities of the Chief Engineer
- 19:4-9.14 Variances from floodplain management regulations
- 19:4-9.15 Standards for the granting of variances
- 19:4-9.16 Conditions
- 19:4-9.17 Written decision and records
- 19:4-9.18 Appeals
- 19:4-9.19 Scope
- 19:4-9.20 Buildings
- 19:4-9.21 Building sites
- 19:4-9.22 Subdivision improvements
- 19:4-9.23 Anchoring
- 19:4-9.24 Construction material and methods
- 19:4-9.25 Utilities
- 19:4-9.26 Enclosure openings

SUBCHAPTER 10. PROJECT IMPACT ASSESSMENT

- 19:4-10.1 Purpose
- 19:4-10.2 Applicability
- 19:4-10.3 Form of PIA
- 19:4-10.4 Content of PIA
- 19:4-10.5 through 19:4-10.7 (Reserved)
- 19:4-10.8 Licenses, permits and other approvals required by law
- 19:4-10.9 Documentation
- 19:4-10.10 Developer's agreement

SUBCHAPTER 11. FEE SCHEDULE

- 19:4-11.1 General provisions
- 19:4-11.2 Zoning
- 19:4-11.3 Subdivision
- 19:4-11.4 Construction permits
- 19:4-11.5 Occupancy
- 19:4-11.6 Hearings
- 19:4-11.7 (Reserved)

SUBCHAPTER 1. INTENT AND PURPOSE OF DISTRICT ZONING REGULATIONS

19:4-1.1 Title

This chapter shall be known and may be referred to as the District Zoning Regulations of the Hackensack Meadowlands District (District).

19:4-1.2 Purpose

(a) This chapter is designed to serve the following purposes:

1. To provide for the orderly and comprehensive development of the District, consistent with the carrying capacity of the land and the preservation of critical wetland areas in accordance with the Master Plan of the New Jersey Meadowlands Commission (NJMC);
2. To consider the ecology of the District in order to protect the delicate environmental balance therein;
3. To promote the conservation of open space and valuable natural resources and to prevent sprawl and degradation of the environment through improper use of land;
4. To preserve an ecological balance between natural and open areas and development;
5. To promote the establishment of appropriate population densities and concentrations in suitable locations that will contribute to the well-being of persons, neighborhoods and communities;
6. To provide sufficient space in appropriate locations for a variety of industrial, warehouse, office, retail, residential, recreational, water dependent, and other uses, including mixed uses;
7. To provide that such uses are suitably sited and placed in order to secure safety from fire, flood and other natural and man-made disasters, provide adequate light and air, prevent the overcrowding of land and undue concentration of population, prevent traffic congestion, and, in general, relate buildings and uses to each other and to the environment so that aesthetic and use values are maximized;
8. To promote development in accordance with good planning principles that relates the type, design and layout of such development to both the particular site and surrounding environs;
9. To promote a desirable visual environment through building design and location;
10. To provide for infrastructure and utility improvements of the land adequate to serve the uses to be developed on that land;
11. To encourage the location and design of transportation routes that will promote the adequate flow of traffic and minimize congestion;

12. To encourage the development of a variety of transportation modal choices and to decrease dependence on automobiles as the primary means of transportation;

13. To protect the District from air, water, noise and other types of pollution;

14. To control surface water runoff and prevent flooding and other damage to land and to encourage the control of soil erosion and sedimentation;

15. To encourage coordination of various public and private activities shaping land development with a view toward lessening the cost of such development and promoting the more efficient use of land; and

16. To promote sustainable green building practices in accordance with U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) guidelines.

Amended by R.2006 d.397, effective November 20, 2006.

See: 38 N.J.R. 1797(a), 38 N.J.R. 4883(a).

In (a)15, substituted “; and” for a period at the end; and added (a)16.

19:4-1.3 Effective date

This chapter shall take effect on February 17, 2004 and shall continue in full force and effect to the termination date.

19:4-1.4 Termination date

This chapter shall expire, terminate and be of no further force or effect upon the adoption by the NJMC of regulations repealing and/or superseding this chapter.

SUBCHAPTER 2. INTENT, WORD USAGE AND DEFINITIONS

19:4-2.1 Intent and word usage

(a) In the construction of these regulations, the following shall apply, except where the context clearly requires otherwise:

1. Words used in the present tense shall include the future, and words used in the future tense shall include the present;

2. Words in the singular number shall include the plural number, and words in the plural number shall include the singular number;

3. The phrase “used for” shall include the phrases “employed for,” “utilized for,” “arranged for,” “designed for,” “intended for,” “maintained for,” and “occupied for”;

4. The word “shall” is mandatory;

5. The word “may” is permissive;

6. The word “person” includes individuals, firms, corporations, associations, trusts, governmental bodies and agencies and all other legal entities;

7. The masculine gender shall include the feminine and neuter;

8. The words, “adjacent,” and “next to,” shall have the same meaning as the word “abut” and may be used interchangeably;

9. The terms “such as” and “for example” shall be considered as introducing typical or illustrative, rather than an entirely exclusive or inclusive designation of, permitted or prohibited uses, activities, conditions, establishments or structures;

10. The words “building” and “structure” include any part thereof;

11. The words “New Jersey Meadowlands Commission” and “NJMC” mean a public body corporate and politic, constituting a political subdivision of the State of New Jersey, as defined in N.J.S.A. 13:17-1 et seq., and its staff;

12. The words “Board of Commissioners” mean the seven-member board that constitutes the NJMC, as defined in N.J.S.A. 13:17-5;

13. The word “District” means the Hackensack Meadowlands District, as defined in N.J.S.A. 13:17-3 and 4;

14. The words “constituent municipality” means a municipality with lands in the District;

15. The words “Official Zoning Map” mean the map or maps that are a part of these zoning regulations and delineate the boundaries of zoning districts and redevelopment areas;

16. The word “Secretary” means the Secretary of the NJMC, who shall be the Executive Director of the NJMC, pursuant to N.J.S.A. 13:17-5;

17. The words “Executive Director” mean the Executive Director of the NJMC;

18. The words “Chief Engineer” mean the Chief Engineer of the NJMC; and

19. Unless otherwise specified, all distances shall be measured horizontally.

(b) Table 2-1 below provides the meaning for abbreviations and acronyms used in this chapter:

Table 2-1

Frequently Used Abbreviations and Acronyms

Abbreviation or Acronym	Meaning
AASHTO	American Association of State Highway and Transportation Officials
ADA	Americans with Disabilities Act
ANSI	American National Standards Institute
ASTM	American Society for Testing and Materials
BMP	Best Management Practices
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act

8. Class D recycling facilities;
9. Construction equipment sales, rental, and repair;
10. Contractor's yard or facilities;
11. Heavy industry;
12. Intermodal facilities;
13. Manufactured home and trailer sales, rental, and repair;
14. Materials recovery facilities;
15. Outdoor storage;
16. Parks or recreation facilities;
17. Public utility uses, heavy;
18. Public utility uses, light;
19. Railroad terminals and yards;
20. Resource recovery facilities;
21. Solid waste transfer station;
22. Truck rental facilities;
23. Truck sales;
24. Truck repair facilities;
25. Truck terminals; and
26. Truck washes.

19:4-5.102 Heavy Industrial zone; special exception uses

(a) The special exception uses in the Heavy Industrial zone are:

1. Communications transmission towers;
2. Heliports; and
3. Helistops.

19:4-5.103 Heavy Industrial zone; use limitations

(a) The use limitations in the Heavy Industrial zone are:

1. Outdoor storage of containers shall be limited to a total of two containers per stack or a maximum height of 25 feet above grade level, whichever is less, and shall be heavily screened in accordance with N.J.A.C. 19:4-8.9.

2. Outdoor storage of products and materials shall be limited to a maximum height of 25 feet above grade level and shall be heavily screened in accordance with N.J.A.C. 19:4-8.9.

19:4-5.104 Heavy Industrial zone; lot size requirements

(a) The lot size requirements in the Heavy Industrial zone are:

1. Minimum lot area: one acre;
2. Minimum lot width: 100 feet; and
3. Minimum lot depth: 150 feet.

19:4-5.105 Heavy Industrial zone; bulk regulations

(a) The bulk regulations in the Heavy Industrial zone are:

1. Maximum lot coverage: 50 percent;
2. Minimum open space: 15 percent;
3. Yards:
 - i. Front yard: 35 feet;
 - ii. Side yards: 20 feet; and
 - iii. Rear yard: 30 feet; and
4. FAR: 2.5.

19:4-5.106 Heavy Industrial zone; performance standards

All category C performance standards of N.J.A.C. 19:4-7 shall apply to all uses in the Heavy Industrial zone.

19:4-5.107 Public Utilities zone; purposes

The Public Utilities zone is designed to accommodate heavy public utility and intermodal uses.

19:4-5.108 Public Utilities zone; permitted uses

(a) The permitted uses in the Public Utilities zone are:

1. Intermodal facilities;
2. Manufacture of electric power by a public utility;
3. Parks or recreation facilities;
4. Public utility uses, heavy;
5. Public utility uses, light; and
6. Railroad terminals and yards.

19:4-5.109 Public Utilities zone; special exception uses

(a) The special exception uses in the Public Utilities zone are:

1. Class A recycling facilities;
2. Class D recycling facilities;
3. Communications transmission towers; and
4. Helistops.

19:4-5.110 Public Utilities zone; use limitations

The use limitation in the Public Utilities zone is that container storage as a principal use shall not be permitted.

Accessory container storage and/or stacking shall be permitted in conjunction with intermodal facilities and railroad terminals and yards and shall be limited to a total of two containers per stack or a maximum height of 25 feet above grade level, whichever is less, and shall be heavily screened in accordance with N.J.A.C. 19:4-8.9.

19:4-5.111 Public Utilities zone; lot size requirements

(a) The lot size requirements in the Public Utilities zone are:

1. Minimum lot area: one acre;
2. Minimum lot width: 100 feet; and
3. Minimum lot depth: 150 feet.

19:4-5.112 Public Utilities zone; bulk regulations

(a) The bulk regulations in the Public Utilities zone are:

1. Maximum lot coverage: 50 percent;
2. Minimum open space: 15 percent; and
3. Yards:
 - i. Front yard: 35 feet;
 - ii. Side yards: 20 feet; and
 - iii. Rear yard: 30 feet.

19:4-5.113 Public Utilities zone; performance standards

All category C performance standards of N.J.A.C. 19:4-7 shall apply to all uses in the Public Utilities zone.

19:4-5.114 Sports and Exposition zone; purposes

The Sports and Exposition zone is designed to accommodate major spectator sport and exposition uses and related uses built under the jurisdiction of the New Jersey Sports and Exposition Authority (NJSEA) and to provide for the designation of land not acquired for such uses.

19:4-5.115 Sports and Exposition zone; land exemptions

Any land acquired by the NJSEA and subject to its jurisdiction under N.J.S.A 5:10-1 through 26 shall be exempt from NJMC regulations.

19:4-5.116 Sports and Exposition zone; land not exempt

Any land in this zone not acquired by the NJSEA shall be subject to the regulations of the Environmental Conservation zone, N.J.A.C. 19:4-5.8 through 5.12.

19:4-5.117 Transportation Center zone; purposes

The Transportation Center zone is designed to accommodate a major commuter transfer center and associated office, hotel, and other commercial uses. Appropriate supporting uses

are encouraged to service the daily needs of the users of the zone. All development in this zone shall comply with N.J.A.C. 19:4-5.117 through 5.122 or an approval issued by the NJMC prior to February 17, 2004.

19:4-5.118 Transportation Center zone; permitted uses

(a) The permitted uses in the Transportation Center zone are:

1. Banks;
2. Bus garages;
3. Business support services;
4. Commercial off-street parking;
5. Commercial recreation, indoor;
6. Cultural facilities;
7. Day care facilities;
8. Essential public services;
9. Helistops;
10. Hotels;
11. Institutional uses;
12. Offices;
13. Parks or recreation facilities;
14. Passenger rail terminals;
15. Personal services;
16. Public utility uses, light;
17. Restaurants;
18. Retail; and
19. Taxi and limousine services.

Amended by R.2008 d.128, effective May 19, 2008.

See: 40 N.J.R. 105(a), 40 N.J.R. 2565(b).

Added new (a)4; and recodified former (a)4 through (a)18 as (a)5 through (a)19.

19:4-5.119 Transportation Center zone; special exception uses

(a) The special exception uses in the Transportation Center zone are:

1. Communications transmission towers; and
2. Heliports.

Amended by R.2008 d.128, effective May 19, 2008.

See: 40 N.J.R. 105(a), 40 N.J.R. 2565(b).

Deleted former (a)1; and recodified former (a)2 and (a)3 as (a)1 and (a)2.