

**19:4-4.78 Research distribution park zone; bulk regulations**

(a) The bulk regulations in the research distribution park zone are:

1. Maximum lot coverage: 40 percent;
2. Minimum open space: 20 percent;
3. FAR: 2.5;
4. Yards:
  - i. Minimum front yard: 75 feet.
  - ii. Minimum side yards: 120 feet total, no less than 30 feet on any one side.
  - iii. Minimum rear yard: 100 feet.

5. Minimum final finished floor elevations for structures within designated 100 year flood zones shall be established one foot above the applicable 100 year base elevations determined by the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM).

Amended by R.1974 d.1, effective January 2, 1974.

See: 5 N.J.R. 394(b), 6 N.J.R. 87(b).

Amended by R.1988 d.281, effective June 20, 1988.

See: 20 N.J.R. 743(a), 20 N.J.R. 1467(b).

Deleted text from (a)5 and added new. Added 100 feet to (a)4iii.

Amended by R.1990 d.186, effective April 2, 1990.

See: 21 N.J.R. 3441(a), 22 N.J.R. 1150(c).

Requirements for protection against flooding added at (a)5.

**19:4-4.79 Research distribution park zone; environmental performance standards**

(a) All uses in the research distribution park zone shall comply with the following environmental performance categories of N.J.A.C. 19:4-6.

1. All category B environmental performance standards;
2. All water quality standards shall apply.

Amended by R.1994 d.543, effective November 7, 1994.

See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).

**19:4-4.80 Research distribution park zone; design of structures and other improvements**

The design of all structures and other improvements shall comply with the requirements of N.J.A.C. 19:4-6.18, except that loading facilities shall be permitted only in the rear yard.

**19:4-4.81 Research distribution park zone; buffer strip**

(a) There shall be a 25-foot wide strip of landscaped open space, with heavy vegetative screening where any development borders a specially planned area, a residential planned unit development, a park and recreation zone, or a low density residential zone.

(b) Where any development borders the Hackensack River or any of its tributaries, there shall be a 50-foot wide strip of wetland necessary to insure proper drainage and edge effect at such border.

Amended by R.1988 d.281, effective June 20, 1988.

See: 20 N.J.R. 743(a), 20 N.J.R. 1467(b).

Added new (a) and marked old text (b).

**Historical Note**

Sections 72 through 81 of this Subchapter were originally cited as Article 6-109.

**19:4-4.82 Light industrial and distribution zone A; purposes**

This zone is designed to accommodate on large lots a wide range of industrial, distribution, commercial and business uses that generate a minimum of detrimental environmental effects.

Amended by R.1994 d.543, effective November 7, 1994.

See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).

**19:4-4.83 Light industrial and distribution zone A; type of development**

Developers of land located in the zone shall have the option of developing said land in accordance with N.J.A.C. 19:4-4.133 to 4.139 or as a planned unit development in accordance with N.J.A.C. 19:4-4.144.

Amended by R.1994 d.543, effective November 7, 1994.

See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).

**19:4-4.84 Light industrial and distribution zone A; permitted uses**

(a) Permitted uses in the light industrial and distribution zone A include:

1. Any production, processing, manufacture, fabrication, cleaning, servicing, testing, repair or storage of goods, materials or products, and business offices accessory thereto, but not including the storage of flammable or explosive materials as a principal use;
2. Establishments for scientific research and development, and business offices accessory thereto, where the manufacturing, fabrication, production, repair, storage, sale and resale of materials, goods and products is incidental and accessory to the principal use of scientific research and development;
3. Warehouses, wholesale establishments and other storage facilities;
4. Business offices, but not including professional office buildings principally for doctors, dentists, lawyers, real estate brokers and/or similar professional persons, except as an accessory use to an otherwise permitted use or as a special permit;
5. Light public utility uses;

6. Child care centers;
7. Class A recycling facilities;
8. Self-storage facilities; and
9. Business services.

Amended by R.1994 d.543, effective November 7, 1994.  
See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).

**19:4-4.85 Light industrial and distribution zone A; special exceptions**

(a) Special exceptions in the light industrial and distribution zone A include:

1. Automobile service stations;
2. Governmental uses;
3. Heavy public utility uses;
4. Helistops;
5. Hotels and motels;
6. Restaurants;
7. Retail uses;
8. Radio, television and microwave transmission towers;
9. Hospitals, clinics and medical facilities;
10. Indoor recreation;
11. Any satellite antenna which must be located on a tower;
12. Auto maintenance facilities; and
13. Social services.

Amended by R.1990 d.186, effective April 2, 1990.  
See: 21 N.J.R. 3441(a), 22 N.J.R. 1150(c).

Text on satellite antennas added at (a)10 and 11.  
Amended by R.1994 d.543, effective November 7, 1994.  
See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).  
Petition for Rulemaking.  
See: 30 N.J.R. 2309(a).

**19:4-4.86 Light industrial and distribution zone A; use limitations**

(a) All operations, activities, and storage (except landing areas for helistops, off-street parking and loading, and recycling areas) shall be conducted within completely enclosed buildings.

(b) No retail sales, motor freight facilities or trucking operations shall be permitted, except as incidental and accessory to a permitted or special permit use.

(c) No slaughtering of animals shall be permitted.

(d) Accessory retail sales are permitted in accordance with other provisions in these regulations.

(e) Temporary warehouse sales are permitted for a maximum of 12 days per year. No warehouse sale shall exceed four consecutive days. The Office of the Chief Engineer may limit the number of sales permitted on any day; thus, applications will be approved on a first come, first served basis.

(f) Outdoor play areas are permitted in association with licensed child care centers.

(g) Outdoor seating areas, accessory to a permitted or special exception use, not exceeding 15 percent of the principal use, are permitted. In the case of a restaurant, the outdoor seating area shall not be greater than 15 percent of the interior seating area.

Amended by R.1988 d.281, effective June 20, 1988.  
See: 20 N.J.R. 743(a), 20 N.J.R. 1467(b).

Added (d) and (e).  
Amended by R.1994 d.543, effective November 7, 1994.  
See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).

**19:4-4.87 Light industrial and distribution zone A; lot area requirements**

(a) The lot area requirements in the light industrial and distribution zone A are:

1. Minimum lot area: Three acres;
2. Minimum open space: 15 percent.

Amended by R.1994 d.543, effective November 7, 1994.  
See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).

**19:4-4.88 Light industrial and distribution zone A; bulk regulations**

(a) The bulk regulations in the light industrial and distribution zone A are:

1. Maximum lot coverage: 50 percent;
2. FAR: 2.5;
3. Minimum lot width: 200 feet;
4. Yards:
  - i. Minimum front yard: 50 feet;
  - ii. Minimum side yards: 90 feet total, no less than 30 feet on any one side;
  - iii. Minimum rear yard: 100 feet, except for office or any special exception: 75 feet.

5. Minimum lowest floor elevations for structures within designated 100 year flood zones shall be established one foot above the applicable 100 year base flood elevations determined by the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM).

Amended by R.1974 d.1, effective January 2, 1974.  
See: 5 N.J.R. 394(b), 6 N.J.R. 87(b).  
Amended by R.1988 d.281, effective June 20, 1988.

See: 20 N.J.R. 743(a), 20 N.J.R. 1467(b).

Added text to (a)4iii "except for office ..." and added and deleted text to (a)5.

Amended by R.1990 d.186, effective April 2, 1990.

See: 21 N.J.R. 3441(a), 22 N.J.R. 1150(c).

Requirements for protection against flooding added at (a)5.

Amended by R.1994 d.16, effective January 3, 1994.

See: 25 N.J.R. 3949(a), 26 N.J.R. 252(a).

Amended by R.1994 d.543, effective November 7, 1994.

See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).

#### 19:4-4.89 Light industrial and distribution zone A; buffer requirements

(a) There shall be a 25-foot wide strip of landscaped open space, with heavy vegetative screening where any development borders a specially planned area, a residential planned unit development, the park and recreation zone, or the low density residential zone.

(b) Where any development borders the Hackensack River or any of its tributaries, there shall be a 50-foot wide strip of wetland necessary to insure proper drainage and edge effect at such border.

Amended by R.1994 d.543, effective November 7, 1994.

See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).

#### 19:4-4.90 Light industrial and distribution zone A; environmental performance standards

(a) All uses in the light industrial and distribution zone A shall comply with the environmental performance categories of N.J.A.C. 19:4-6 as follows:

1. All category B environmental performance standards shall apply.
2. All water quality standards shall apply.

Amended by R.1994 d.543, effective November 7, 1994.

See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).

#### 19:4-4.91 Light industrial and distribution zone A; design of structures and other improvements

The design of all structures and other improvements shall comply with the requirements of N.J.A.C. 19:4-6.18.

Amended by R.1988 d.281, effective June 20, 1988.

See: 20 N.J.R. 743(a), 20 N.J.R. 1467(b).

Deleted text "sign standards".

Amended by R.1994 d.543, effective November 7, 1994.

See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).

#### Historical Note

Sections 82 through 91 of this Subchapter were originally cited as Article 6-110.

#### 19:4-4.92 Light industrial and distribution zone B; purposes

This zone is designed to accommodate a wide range of industrial, distribution, commercial and business uses that generate a minimum of detrimental environmental effects.

Amended by R.1994 d.543, effective November 7, 1994.

See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).

#### 19:4-4.93 Light industrial and distribution zone B; type of development

Developers of land located in the zone shall have the option of developing said land in accordance with N.J.A.C. 19:4-4.133 to 4.139 or as a planned unit development in accordance with N.J.A.C. 19:4-4.144.

Administrative Correction to delete general.

See: 22 N.J.R. 2184(a).

Amended by R.1994 d.543, effective November 7, 1994.

See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).

#### 19:4-4.94 Light industrial and distribution zone B; permitted uses

(a) Permitted uses in the light industrial and distribution zone B include:

1. Any production, processing, manufacture, fabrication, cleaning, servicing, testing, repair or storage of goods, materials or products, and business offices accessory thereto, but not including the storage of flammable or explosive materials as a principal use;
2. Establishments for scientific research and development, and business offices accessory thereto, where the manufacturing, fabrication, production, repair, storage, sale and resale of materials, goods and products is incidental and accessory to the principal use of scientific research and development;
3. Automobile service stations;
4. Mobile home and trailer sales, rental and repair;
5. Automobile and truck leasing and sales, exclusive of semitrailers;
6. Boat sales, rental and repair;
7. Warehouses, wholesale establishments and other storage facilities;
8. Light public utility uses;
9. Auto maintenance facilities;
10. Bus terminals;
11. Child care centers;
12. Class A recycling facilities;
13. Freight forwarding facilities;
14. Self-storage facilities;
15. Business services; and
16. Communications common carrier.

Amended by R.1994 d.543, effective November 7, 1994.

See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).