

O-17-17

AN ORDINANCE AMENDING CHAPTER 165, ARTICLE XI, SECTION 90 AND 165B SCHEDULE XI-1 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF WHARTON, COUNTY OF MORRIS, STATE OF NEW JERSEY

BE IT ORDAINED by the Governing Body of the Borough of Wharton that Chapter 165: Land Use and Development, Article XI: Zoning Provisions, Section 90: General Provisions, Subsections G and H and 165b Schedule X-1: Schedule of District Use Regulations, of the revised general ordinances of the Borough of Wharton are hereby amended as follows:

§ 165-90. General Provisions.

G. Number of buildings restricted.

(1) There shall be no more than one principal building on each lot except as permitted for in the following districts and as regulated herein.

(a) I-1 Planned Industrial Zone District.

(b) I-2 General Industrial Zone District.

(c) I-3 Industrial/Distribution District.

(d) A Apartment and Townhouse Zone District.

(e) AH-1 and AH-2 Affordable Housing Zone Districts.

(f) OAL Office/Assisted Living District.

(2) The following requirements shall be applicable to lots with more than one principal building:

(a) The front, side and rear yard requirements shall be complied with for all buildings;

(b) No building shall be closer to another building than the height of the tallest building on site; and

(c) The off-street parking and loading requirements shall be computed separately for all buildings.

H. Limitation on number of uses on each lot. There shall be no more than one principal use on each lot, except that multiple uses shall be permitted in the CBD, B-1, B-2, **I-1**, I-2, I-3 and OAL Districts. Multi-use buildings in the I-2 and I-3 Zones would be required to have the same architectural style and facade treatment to permit a uniform design. In the CBD District, residential apartments shall be limited to the second floor of the building.

§ Schedule XI-1 Schedule of District Use Regulations Borough of Wharton, New Jersey

No building or premises shall be erected, altered or used except for uses designated for each district as follows:

<u>Zone</u>	<u>Principal Permitted Uses</u>	<u>Conditional Uses</u>	<u>Accessory Uses</u>
I-2	<p>1. Light manufacturing limited to processes of assembly, reassembly, fabrication, packaging and repackaging of materials, and products confined to the production of finished products or parts thereof from component parts and semifinished products and not involving reduction, conversion or manufacturing of primary raw materials, and subject to the performance standards set forth in § 165-100</p> <p>2. Laboratories devoted to research, design and/or experimentation, and the processing and fabrication incidental thereto, subject to the performance standards set forth in § 165-100</p> <p>3. Warehousing, distribution and storage facilities, provided that no more than 85% of</p>	Any I-1 Zone conditional use under the same conditions as prescribed herein	Any I-1 Zone permitted accessory use under the same conditions as prescribed herein

	<p>the gross floor area is used for such purposes</p> <p>4. Buildings for business, professional, and executive and administrative offices</p> <p><u>5. Indoor Recreation Facility, A building or portion of building designed and equipped for the conduct of sports and leisure-time activities.</u></p>		
<p>I-3</p>	<p>1. Manufacturing limited to processes of assembly, reassembly, fabrication, packaging and repackaging of nonvolatile and nontoxic materials, and products confined to the production of finished products or parts thereof from component parts and semifinished products and not involving reduction, conversion or manufacturing of primary raw materials, and subject to the performance standards set forth in § 165-100</p>	<p>1. Essential services, subject to § 165-95B</p>	<p>1. Off-street parking and loading facilities</p> <p>2. Signs</p> <p>3. Executive dining rooms, cafeterias or other areas designed for lounging or feeding only those persons who are occupants to the particular structure involved, and said facilities shall not be available to the public at large</p> <p>4. Fences</p> <p>5. Child-care centers, subject to § 165-94H</p> <p>6. Offices ancillary to the principal use</p>

	<p>2. Laboratories devoted to research, design and/or experimentation, and the processing and fabrication incidental thereto, but not involving any chemical or liquid treatment, processes or wastes, and subject to the performance standards in § 165-100</p> <p>3. Buildings for business, professional, executive and administrative purposes</p> <p>4. Distribution centers, provided that they do not include the storage of hazardous material as defined by the New Jersey Department of Environmental Protection and the Federal Department of Transportation, or outdoor storage of any kind (except accessory outdoor storage permitted), and subject to the performance standards set forth in § 165-100, the Borough Construction Code</p>		
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	<p>Official and Fire Department, and provided that not more than 75% of the gross floor area is utilized for such purposes</p> <p><u>5. Indoor Recreation Facility. A building or portion of building designed and equipped for the conduct of sports and leisure-time activities.</u></p>		
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First Reading: October 30, 2017
Second Reading: November 27, 2017

ATTEST:

BOROUGH OF WHARTON

WILLIAM J. CHEGWIDDEN,
MAYOR

Gabrielle Evangelista,
Borough Clerk