

## SCHEDULE OF DISTRICT REGULATIONS

### M-1 District

#### **Permitted Principal Uses**

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

- Bank or trust company or savings and loan institution, except drive-in facilities
- Business or vocational school
- Club, lodge, meeting hall or social recreation building
- Contracting business, including building and yards for air conditioning, heating, sheet and metal, aluminum, windows and glass and similar items
- General manufacturing plant or establishment for processing, fabricating or assembly, provided that there is no resulting noxious or offensive odor, dust, smoke, gas, noise, vibration, heat, vapor or glare beyond the boundary line of the lot on which use is located, and provided further that such use is not expressly prohibited by this chapter.
- Municipal, county, state or federal building, park or recreation facility
- Office building or office use
- Printing and publishing, engraving
- Public utility building or structure other than gas manufacturing plant
- Repair and service of appliances, furniture and other home and office articles except public garages.
- Research lab, provided that the proposed use or product is not expressly prohibited by this chapter.
- Retail sales of products manufactured or stored on the premises, provided that not more than 20% of the floor area of the building is used for retail sales and provided that off-street parking requirements of this chapter are complied with.
- Shop of a plumber, electrician, carpenter or similar tradesman
- Warehouse except as expressly prohibited by this chapter.
- Wholesale business.

#### **Accessory Use**

Any of the following accessory uses may be permitted when used in conjunction with a permitted principal use.

- Any accessory use permitted in the B-3 District under the same terms and conditions.
- The parking, storing or garaging of commercial motor vehicles except those specifically prohibited by this chapter, provided that such vehicles are not located in any front yard and such outdoor storage is screened from the view of adjacent streets and residential districts.

#### **Conditional Uses**

The following conditional uses are permitted in the manufacturing (M-1) district subject to the area, yard and bulk regulations and other controls identified in the conditional use regulations of this ordinance.

- All uses permitted as conditional uses in the B-3 District, except amusement machine complex, pool hall or billiard hall, psychic reading studio, live entertainment.
- House of worship, rectory, parish house
- Rental agency for automobiles, trucks and construction equipment.
- Telecommunication Towers

#### Area, Yard and Bulk Regulations (M-1)

Min. Lot Size (sq. ft.)	---
Min. Lot Width(ft.)	---15**
Min. Front Yard (ft.)	---
Min. Side Yard, interior (ft.)	---
Min. Side Yard, Secondary Streets (ft.)	(Note 10)
Min. Rear Yard (ft.)	(Note 10)
Max. Height (stories/ft.)	---/150
Max. Lot Coverage (%)	---
Min. Lot Area per Dwelling Unit (sq. ft.)	
Min. Height Ratio, front	---
Min. Height Ratio, side	---
Min. Height Ratio, side	---

\*\* Off street loading and unloading shall be arranged that vehicular maneuvering (backing into a loading or unloading area or dock) will not take place on Hackensack Avenue, River Street, South River Street, Hudson Street, or Johnson Avenue.

## SCHEDULE OF DISTRICT REGULATIONS

### M-2 District

#### **Permitted Principal Uses**

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

- All principal uses permitted in the Manufacturing (M-1) district.
- Truck and bus terminals and yards.

#### **Accessory Use**

Any of the following accessory uses may be permitted when used in conjunction with a permitted principal use.

- Any accessory use permitted in the Manufacturing District (M-1) under the same terms and conditions.

#### **Conditional Uses**

The following conditional uses are permitted in within the manufacturing (M-2) district subject to the area, yard and bulk regulations and other controls identified in the conditional use regulations of this ordinance.

- All uses permitted as conditional uses in the Manufacturing District (M-1).
- Aboveground bulk storage tanks for petroleum products and other volatile liquids in excess of 60,000 gallons.
- Cemeteries
- Retail lumber and coal yards and building products.
- Telecommunication Towers

Area, Yard and Bulk Regulations	(M-2)
Min. Lot Size (sq. ft.)	10,000
Min. Lot Width(ft.)	100
Min. Front Yard (ft.)	15**
Min. Side Yard, interior (ft.)	10
Min. Side Yard, Secondary Streets (ft.)	10
Min. Rear Yard (ft.)	10
Max. Height (stories/ft.)	---/150
Max. Lot Coverage (%)	50
Min. Lot Area per Dwelling Unit (sq. ft.)	---
Min. Height Ratio, front	6:1
Min. Height Ratio, side	4:1
Min. Height Ratio, rear	6:1

\*\* Off street loading and unloading shall be arranged that vehicular maneuvering (backing into a loading or unloading area or dock) will not take place on Hackensack Avenue, River Street, South River Street, Hudson Street, or Johnson Avenue.