

§ 125-28. I-1 Restricted Industrial Zone, I-2, and I-2-ER General Industrial Zone. [Amended 9-19-2000 by Ord. No. 1821-2000; 4-23-2019 by Ord. No. 2499-2019; 6-28-2022 by Ord. No. 2625-2022]

- A. Permitted uses. In the I-1, I-2 and I-2-ER Zones, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
- (1) Manufacturing establishments.
 - (2) Offices.
 - (3) Public utility facilities, except antenna towers.
 - (4) Warehouses.
 - (5) Gymnasiums and other health and fitness facilities (recreation facility, commercial).
 - (6) Commercial school of dance.
 - (7) Athletic training facilities.
 - (8) Physical therapy rehabilitation studios.
 - (9) Carpet and furniture sales and showrooms.
 - (10) Artist and/or photography studios.
 - (11) Pet daycare and pet hotel.
 - (12) Schools, commercial.
 - (13) Microbreweries provided they are not within 200 feet of a residential zone.
 - (14) Environmental remediation.
- B. Conditional uses. The following conditional uses shall be permitted in the I-1 and I-2 Zones.
- (1) Hospitals and nursing homes, subject to the requirements of § 125-19B(1).
 - (2) Bus parking lots, subject to the requirements of § 125-45.1.
- C. Prohibited uses.
- (1) Residences.
 - (2) Billboards and advertising signs not relating to the business conducted on the premises.
 - (3) The slaughtering of animals; the manufacture, processing or conversion of any commodity of which the principal ingredient is refuse animal matter; the incineration of animals.
 - (4) Retail sales except for products manufactured on the premises. Such sales of products manufactured on the premises shall be limited to not more than a total of four weeks per year.
 - (5) Outdoor storage of goods or materials, except for horticultural materials.
 - (6) Storage of trucks, buses, vans and any other vehicles used to transport school children, subject to law.

- (7) Operation of a commercial or not-for-profit enterprise whose function is to transport children, including a bus company.
- (8) Truck, bus, van or a vehicle depot or terminal.

D. Standards and provisions specific to the I-2-ER Zone.

- (1) All uses permitted in the I-1 and I-2 Zones per § 125-28A shall be permitted in the I-2-ER Zone with the following additional provisions:
 - (a) Warehouses shall be understood to include reception and distribution of goods, wares, materials, and merchandise.
 - [1] Accessory parking of trucks or trailers on-site shall be permitted to the extent necessary to promote efficient circulation on-site.
 - (b) There shall be specifically permitted the placement of more than one principal use or principal building on a lot, provided that all applicable bulk, building, and yard standards are met.
- (2) Lots in the I-2-ER District may be subdivided for the purposes of separating environmentally contaminated lands requiring environmental remediation from lands intended to be developed with any other permitted use.
 - (a) A lot created by subdivision for environmental remediation shall not be required to have frontage on a public street right-of-way, provided:
 - [1] That access to the lot shall be provided by way of a cross-access easement or other recorded means of access from a contiguous lot having street frontage; and
 - [2] That adequate access shall be provided for emergency vehicles.
 - (b) Any street frontage requirement in the Code of the Borough of Fair Lawn shall not be interpreted to apply to lots in the I-2-ER Zone where the sole use or activity thereon is remediation of contamination on that lot or lots, provided that access is provided as per Subsection D(2)(a), above.
 - (c) Buildings, structures and uses dedicated to environmental remediation in the I-2-ER Zone may be considered principal or accessory uses and structures, but shall not be considered accessory to a different permitted principal use located on a separate lot unless said structures constitute groundwater monitoring wells or extraction wells.
 - (d) Notwithstanding anything contained to the contrary in Chapter 125, Land Development, there shall be no parking, loading, stormwater management, buffering, landscaping, or lighting, or other site plan requirements for any lot where the principal use is environmental remediation of contaminated lots.
 - (e) There shall be no coverage or setback requirements for any lot where the principal use is environmental remediation. Height restrictions shall match those of an industrial use.
 - (f) No environmental impact statement shall be required for an environmental remediation of contaminated lots use, provided said contamination is being remediated with the oversight and approval of the New Jersey Department of Environmental Protection (NJDEP) or a licensed site remediation professional.

(3) Parking in the I-2-ER District.

- (a) The parking ratio for warehouse uses shall be one space per 2,500 square feet of gross floor area.
- (b) There shall be no parking requirement for lots dedicated to environmental remediation.