

Township of Denville, NJ

Friday, May 6, 2016

Chapter 19. Land Use

Article 5. Zone Regulations

19-5.23. I-2 INDUSTRIAL DISTRICT.

19-5.2301. Primary intended use.

[Ord. No. 2-77, § 19-5.2301; Ord. No. 6-14, § 6]

This zone is designated for offices for business, professional, executive or administrative purposes, scientific or research laboratories and industrial and manufacturing uses as well as anything permitted in the I-1 Zone, provided, however, retail sales and services are only permitted as accessory uses to a permitted or conditional use as specified below.

19-5.2302. Prohibited use.

[Ord. No. 2-77, § 19-5.2302]

No land or building shall be used or occupied for any use which is prohibited in Subsection 19-5.2202.

19-5.2303. Required conditions.

[Ord. No. 2-77, § 19-5.2303; Ord. No. 28-81, § 11]

- a. Height. No structure shall exceed a height of two stories provided the building is not higher than 30 feet.
- b. Front yard. There shall be a front yard of not less than 75 feet. Off-street parking is permitted in the front yard as regulated in Subsection 19-5.803 f.
- c. Side yard. There shall be two side yards and no side yard shall be at less than 20% of the average lot width provided in no event shall any side yard be less than 20 feet. Off-street parking is permitted in the side yard, provided the parking area is no closer than 10 feet to any property line, nor five feet to any building.
- d. Rear yard. There shall be a rear yard of not less than 75 feet. Where an alley or railroad right-of-way abuts the rear of the property, such space may be counted as part of the rear yard. Off-street parking is permitted in the rear yard, provided the parking area is no closer than 10 feet to any property line, nor five feet to any building.
- e. Special district boundary buffer area. No building shall be built within 100 feet of any residence zone line and off-street parking and access drives shall be set back 30 feet from such zone line to

establish a buffer area as defined herein. Said buffer area shall be suitably landscaped as approved by the Planning Board.

- f. Lot area. Each lot in the I-2 Industrial District shall contain a minimum lot area of at least two acres and shall have a frontage at the front street property line of at least 200 feet.
- g. Maximum floor area ratio. The gross floor area of all floors of all buildings shall not exceed 25% of the total lot area.
- h. Landscaping. The requirements of Subsection 19-5.2103 h shall be met.
Before the issuance of a building or occupancy permit, the Planning Board shall review and approve a site development plan of the proposed use and shall ascertain that all the requirements of this section are complied with.

19-5.2304. Procedure for building and occupancy permits.

[Ord. No. 2-77, § 19-5.2304]

The procedure of Subsection 19-5.2204 shall be followed for all industrial uses hereinafter erected.

19-5.2305. Performance standards.

[Ord. No. 2-77, § 19-5.2305]

Before the issuance of any building or occupancy permit for any use in the I-2 District, all performance standards of the I-1 District, as regulated in Subsection 19-5.2205 shall be complied with.

19-5.2306. Permitted accessory uses.

[Ord. No. 3-99, § 2]

Permitted accessory uses are established as follows:

- a. The installation of wireless telecommunications antennas on existing structures subject to minor site plan approval pursuant to Subsection 19-4.1405A, and consistent with visual compatibility requirements of Subsection 19-5.727 of this chapter.

19-5.2307. Permitted conditional uses.

[Ord. No. 3-99, § 2; Ord. No. 6-14, § 6]

Permitted conditional uses are established as follows:

- a. Wireless telecommunications towers in compliance with Subsection 19-5.727a2, 3 and 4 and Subsection 19-5.1009 of this chapter.
- b. Hotels.
 - 1. Minimum lot size: two acres.
 - 2. Setbacks: All hotel buildings shall meet the following yard setbacks:
 - (a) Front yard: 75 feet.
Allowable incursions into front yard setback:
 - (i) Portico may extend 40 feet into front yard.

- (2) Canopy may extend five feet into front yard.
 - (b) Side yard: 40 feet.
 - (c) Rear yard: 75 feet.
3. Location requirements:
 - (a) All hotels must be located within 2,640 feet (1/2 mile) from access to a federal highway. Measurements shall be made as the site is accessed and not radially.
 - (b) May not be located in A, AE FEMA Flood Zones as these are high-risk flood areas.
4. Maximum floor area ratio: 0.25.
 - (a) Notwithstanding the maximum floor area ratio, for each 1% increase in landscaped pervious area over and above the 10% required, an increase in floor area ratio of 0.02 will be permitted up to a maximum floor area ratio of 0.55.
 - (1) For a landscaped area to be included in this calculation, it must be at least five feet in depth.
 - (2) To take advantage of this FAR bonus, no parking variance or impervious surface variance may be requested.
5. Maximum height in stories: five.
6. Maximum height in feet: 55.
 - (a) Allowable extensions of height.
 - (1) HVAC and similar mechanical equipment and roof appurtenances.
 - [a] Requires that all such appurtenances do not occupy more than 10% of the total roof surface; and
 - [b] Are less than 10 feet in height; and
 - [c] Are screened from visibility.
 - (2) A parapet may extend five feet above maximum height.
7. Maximum height of portico: 22 feet.
8. Maximum building coverage: 0.20.
 - (a) Any proposed portico or fixed canopy shall be included in the building coverage calculation.
9. Maximum impervious coverage (total): 0.85.
10. Parking: as required by Section **19-5.8**.
11. Mixture of hotel use and any use below in accordance with the following regulations:
 - (a) Conference center: maximum of 50% of the square footage of entire hotel use.
 - (b) Restaurant: maximum 7,500 square feet.
 - (c)

Retail or personal services shall be allowed, provided that they are entirely contained with the hotel building, have no direct access to the outside and shall not have exterior signs or other appurtenances.

12. Central entrance required. All hotel buildings shall contain a central entrance leading to a common lobby area, which lobby area shall contain the registration and service desk, which service desk shall be manned 24 hours a day and be situated in the lobby area so that guests who are entering or leaving the hotel may be clearly observed. Access to the sleeping rooms shall be only through hallways extending from the common lobby area. The door to each sleeping room shall open upon the hallways. No sleeping room on the first floor of the hotel shall contain exterior doors other than the door opening upon the hallways.
13. Landscaping: A minimum of 10% of the lot shall be landscaped; parking lots abutting adjacent properties shall include a minimum ten-foot wide landscaping area.
14. Garbage and refuse collection.
 - (a) All storage of garbage and other refuse shall be in compliance with Section 3-13A.
 - (b) No garbage or other refuse collection container shall be located closer than 10 feet from a property line.
15. Generator.
 - (a) If a generator is utilized, it must be located on the roof of the structure, or be adequately screened with either fencing or landscaping or both.
 - (b) A generator shall not be located closer than 45 feet from a property line.
16. Signs. Signs shall comply with the provisions set forth in Subsection 19-5.9o8.
17. No vehicles, trailers and/or commercial vehicles shall be permitted to be stored on site or within the parking lot unless the operator is a registered guest of the hotel.