

Section 9. M-2 Heavy Industrial District

9. Purpose of the District

The purpose of this district is to provide for a variety of industrial operations, but to restrict or prohibit those industries which have characteristics likely to produce serious adverse effects within or beyond the limits of the district. Certain potentially hazardous industries are permitted only after public hearings and review to assure protection of the public interest and surrounding property and persons. It is the intention of the district to preserve the land in the district for industrial use and to exclude new residential or commercial development except for certain specified uses deemed appropriate adjuncts to industrial operations.

9.2 Permitted Uses

A building or land in the M-2 Heavy Industrial District shall be used only for the following purpose:

Uses permitted in the M-1 Light Industrial District.

General manufacturing including compounding, processing, packaging, assembling, freight and rail terminals, treatment of industrial products, provided it complies with the following:

1. There shall be no industry created noise in excess of 50 decibels as measured at the property line and no objectionable noise due to extreme frequency, beat frequency, intermittence or shrillness.
2. There shall be no industry created ground vibration measurable at any lot line of an industrial unit.
3. There shall be no industry created air pollution including:
 - a. No noxious odors; no noxious, toxic or corrosive gases or fumes.
 - b. No smoke of a density in excess of #1 on the Ringelmann Chart. In cases of smoke other than black in color, and approved density scale equivalent to the Ringelmann Chart shall be used.
 - c. No dust or other particulate matter emitted in excess of 0.85 pounds per 1,000 pounds of gases adjusted to 12% carbon dioxide.
 - d. There shall be no industry created glare or heat.

e. There shall be no surface or subsurface discharge or disposal of any wastes, either liquid or in any form without prior approval of Borough Council [and if located in the Industrial Parks, the additional approval of the Somerset County Development Council].

f. There shall be no unusual fire or explosion hazards. Based on the National Board of fire insurance rates which classifies industrial units as Class I, Class II, and Class III, the following shall apply:

1. No special controls on a manufacturing unit determined to be Class I other than under [3] below.

2. Class II and Class III manufacturing units shall be contained in a building designed and constructed in accordance with its class and according to provisions of the building code published by the Building Officials and Code Administrators, International [BOCA], 1313 East 60th Street, Chicago, Illinois, 60637.

3. Machinery or equipment shall be treated as necessary to eliminate hazards.

g. Uses which are customarily incidental and accessory to the principal use shall be permitted including, but not limited to: dwelling quarters for watchmen and caretakers employed on the premises, recreation areas and facilities for persons employed by industries within the same district's boundaries, restaurants, warehouses and commercial uses that are permitted in the C-1 Commercial District.

h. Miscellaneous Prohibitions:

[1] Any interference with any other process, equipment, appliance or devices and any mechanical, electrical or other equipment which could create such interference shall have all necessary shielding or other protection.

[2] In any industrial unit or accessory all operations and storage, other than for passenger vehicles of visitors and employees, trucks and over the road vehicles, shall be within an entirely enclosed building or structure. Outside storage of bulk or large raw materials which are fireproof will be permitted if enclosed by a fence, planting or barrier equal in height to the stored material.

9.3 Planning Commission Review

If any process or industrial application indicated below is anticipated complete plans of the proposed process and facilities shall be submitted to the Planning Commission for its review. Such plans will contain a statement of approval from an impartial, qualified expert in the specialized field in question; such statement shall be obtained by and at the expense of the industry. In addition, should the property be located in an Industrial Park under the authority of the Somerset County Development Council, a statement shall be obtained by the industry from that agency that it approves, prior to consideration by the Somerset Borough Planning Commission.

Uses Requiring Planning Commission review and approval include:

1. Production of radioactive material or radioactive waste.
2. Storage of material stored in open or in non-fire resistant buildings including but not limited to contractor's equipment, building material, scrap metal, coal, paper and lumber.
3. Extraction, preparation or processing of dust producing mineral products including, but not limited to abrasives, fertilizer, lime, plaster, cement, crushed stone, stone-cutting, mining or processing sand, gravel, top soil, stone and coal.
4. Production of corrosive and noxious chemicals including, but not limited to acetylene gas, acids, chlorine, bleaching compounds.
5. Operation of a distillery, food canning plant, brewery, soap manufacture, tannery, glue manufacture, paper manufacture, paint and varnish manufacture, creosote and creosote products manufacture, textile sizing, wool securing and cleaning, bleaching, dyeing and similar operations.
6. Production, processing or storage of coal, coal tar, petroleum and asphalt products including, but not limited to coke manufacture, bulk gasoline and petroleum products storage, linoleum manufacture, oil cloth manufacture, roofing material and gas production.
7. Manufacture and storage of explosive products including, but not limited to dynamite and commercial explosives, fire works, military explosives and TNT.
8. Smelting and reduction of metallic ores including, but not limited to open hearth and electric furnace, Bessemer converter, non-ferrous metal smelter and blast furnace.
9. Use of hammer mills, ball mills, rolling mills or drop forges in any industrial process and the testing or operation of engines.
10. Uses which are customarily incidental and accessory to the principal use shall be permitted in the M-2 Heavy Industrial District only upon approval of the Somerset Borough Planning Commission. These include, but are not limited to, dwelling unit for watchmen and caretakers employed on the premises, recreation areas and facilities for employees employed by industries within the same district's boundaries, restaurants, warehouses, and commercial uses permitted in the C-1 Commercial District.

9.4 Permitted Accessory Uses

1. Storage of goods used in or produced by permitted commercial and industrial uses and related activities, subject to applicable district regulations.

2. A single-family dwelling accessory to a farm of ten acres or more.

9.5 Permitted Signs

Subject to the general sign regulations of Article 6 and consisting of non-illuminated or indirectly-illuminated accessory signs as follows:

1. Any sign permitted in the M-1 Light Industrial District, provided that no flat or projecting sign shall be placed or painted on any building or structure at a height greater than 50 feet.

9.6 Height, Area, and Bulk Requirements

Requirements for minimum lot area, yards, and open space, and maximum height are contained in the Table of District Regulations, page 6.

9.7 Reference to Additional Regulations

The regulations contained in this article are supplemented or modified by regulations contained in other articles of this Ordinance, especially the following:

Article 7, Off-Street Parking Regulations

Article 8, Off-Street Loading Regulations

Article 9, Conditional Uses

Article 10, Supplementary Height, Area and Bulk Regulations

Article 12, The Zoning Hearing Board, Exceptions and Variances

9.8 Industrial Park Regulations

The Somerset County Development Council has adopted Rules, Regulations and Standards for the Industrial Parks under its direction. You are advised to contact that agency if land is located in one of its parks for additional requirements that may not be incorporated herein.