

§ 132-35. BP Business Park District. [Added 9-22-1988 by Ord. No. 6-13-88;¹ amended 7-26-1993 by Ord. No. 8-13-93]

- A. Purpose. This zoning district is located in the vicinity of Route 12 which is partially developed with various businesses and industries. The intent of this district is to further promote the industrial and commercial businesses in Kingwood which are sensitive to the particular environmental conditions of the area. Such uses should not be high water users, should maintain groundwater quality and should avoid encroachments into stream corridors and wetlands. Such uses should also not violate the performance standards set forth in this chapter nor generate large volumes of truck traffic that would negatively impact the rural road system.
- B. Permitted principal uses shall be as follows:
- (1) Business offices.
 - (2) Warehousing, including miniwarehousing/storage.
 - (3) Laboratories and research.
 - (4) Manufacturing and assembly operations.
 - (5) Lumberyards.
 - (6) Agriculture.
 - (7) Professional offices.
 - (8) Banquet/convention facilities.
 - (9) Major solar or photovoltaic energy facilities or structures in accordance with the provisions found at Chapter 132, Article IV, Supplemental Regulations, §§ 132-60 and 132-61A(7), (9) and (10). In the BP Zone, no major solar or photovoltaic energy facility or structures shall be situated upon a lot or lots upon which there is situated another principal use or structure. **[Added 12-7-2010 by Ord. No. 16-16-2010; amended 4-25-2011 by Ord. No. 16-13-2011; 3-1-2012 by Ord. No. 17-02-2012; 7-5-2012 by Ord. No. 17-12-2012]**
 - (10) Wind energy systems, in accordance with the provisions found at § 132-50D. **[Added 8-4-2011 by Ord. No. 16-20-2011; amended 3-1-2012 by Ord. No. 17-02-2012]**
 - (11) The foregoing standards shall not be applicable if the subject lot(s) are located within the Route 12 Scenic Corridor Overlay (SCO) Zone as provided for in § 132-41 of the Zoning Ordinance. If the subject lot is located within the SCO Zone, the provisions of the SCO Zone shall apply and supersede any and all requirements of the underlying district. To determine whether the provisions of the SCO Zone apply and/ or whether the subject lot(s) are located within the SCO Zone, refer to the Zoning Map included as Attachment 5 to this Chapter and available for inspection at the Township offices. **[Added 3-2-2023 by Ord. No. 5-2023]**

1. Editor's Note: This ordinance also repealed former § 132-35, PI Planned Industrial District, as amended.

C. Accessory uses.

- (1) Other uses and structures customarily incidental to a principal permitted use, such as parking garages and storage buildings.
- (2) Off-street parking and loading.
- (3) Signs as permitted under Article V.
- (4) Temporary construction trailers and one temporary sign not exceeding 100 square feet in area stating the future occupant, the prime contractor, subcontractors, names of the members of the design team and financing institution. Said trailers and sign may be located on the tract upon issuance of the building permit and shall be removed prior to the issuance of a certificate of occupancy. The trailers shall be set back 200 feet and signs shall be set back 50 feet from all property lines.
- (5) Any permitted use in this district which employs over 100 persons or is part of a planned business park of 25 acres or more as defined by this chapter may incorporate retail convenience uses such as cafeterias, banks, haircutters, dry cleaners, gift shops and similar personal service operations normally found within large corporations for the sole use of their employees or guests. These retail uses must be located within the principal building of the permitted use, shall not be advertised outside the building nor be open to the general public nor have direct customer access from the exterior of the building. No more than 5% of the gross floor area of any building permitted in this district may be used for this purpose.
- (6) Accessory day care.
 - (a) Day-care facilities shall be permitted in all office developments where accessory retail is permitted.
 - (b) Day-care facilities may be provided on site as integrated into the larger office complex or in a separate building.
 - (c) If developed as a separate building, day care must be located on site and must adhere to the area and bulk criteria of the zone in which it is located.
 - (d) A state license must be secured and the building must meet all construction, fire and health codes.²
 - (e) The operator of the day-care facility must file a child-care registration form with the Township Clerk.
 - (f) Development of a day-care center must comply with state regulations as found in the Manual of Requirements for Child Care Centers (N.J.A.C. 3A:52-1.1 et seq.).
[Amended 11-4-2021 by Ord. No. 21-20-2021]
 - (g) If the day-care center is located in a separate building, setbacks, screening and landscaping shall conform to the requirements of the zone in which the structure is

2. Editor's Note: See Ch. 71, Construction Codes, Uniform; Ch. 76, Fire Prevention; and Part III, Board of Health Legislation.

located.

- (7) Minor solar or photovoltaic energy facilities or structures; provided, however, that in the case of a roof-mounted system, the photovoltaic solar panels and all necessary equipment shall not extend more than 12 inches above the edge of the roofline or above the highest point of the roof surface or structure. **[Added 12-7-2010 by Ord. No. 16-16-2010]**
 - (8) Not more than one affordable accessory apartment per lot in accordance with § 132-26. **[Added 12-28-2018 by Ord. No. 19-23-2018]**
- D. Conditional uses. The following shall be permitted as conditional uses in the BP Zone subject to the approval of the Planning Board according to the standards set forth in Article VI and in accordance with the general provisions set forth in Article IV or as given below:
- (1) Retail under the following conditions:
 - (a) Retail uses permitted shall be the same as those principally permitted in the Highway Commercial District (§ 134-34B).
 - (b) Retail uses may only be developed where they have a minimum lot frontage of 400 feet on Route 12 and access from Route 12. Where permitted, such uses shall also comply with all other bulk requirements of the BP District.
 - (c) Retail uses as identified above shall only be permitted where the Planning Board finds that such use will not be substantially detrimental to the future development of the BP District with principally permitted BP District uses.
 - (2) Wholesale greenhouses.
 - (3) Mechanical and business equipment storage, contractor yards and construction businesses, pallet and skid storage shall be permitted in the BP District under the same conditions given in Article VI for wholesale greenhouses.
 - (4) Flex office/warehousing under the following conditions:
 - (a) Provided that the applicant identifies the mix of office versus warehousing use and that parking shall be provided which reflects the different needs of such uses and, as a further condition of approval, for a future change of mix whereby office is increased, the applicant must provide additional parking or demonstrate to the Board that adequate parking is available.
 - (5) Planned business parks.
- E. Maximum building height shall be 40 feet or 2 1/2 stories.
- F. Area and yard requirements. The lot and buildings thereon shall comply with the following requirements:

Requirement		BP
PRINCIPAL BUILDING		
Minimum lot area (acres)		5
Minimum lot frontage (feet)		400
Minimum lot width (feet)		400
Minimum lot depth (feet)		500
Minimum yards (feet)		
	Front	100
	Rear	50
	Side (each)	50
Maximum building coverage (percent)		15%
Maximum floor area ratio:		
Lots of 0 to 5.00 acres		10%
Lots of 5.01 to 9.99 acres		11%
Lots of 10 to 14.99 acres		12%
Lots of 15 to 19.99 acres		13%
Lots of 20 to 24.99 acres		14%
ACCESSORY BUILDING		
Minimum yards (feet)		
	Front	100
	Rear	50
	Side (each)	50
Minimum distance between buildings (feet)		30
Maximum building coverage (percent)		2%
MAXIMUM LOT COVERAGE (percent)		45%

G. Minimum off-street parking.

(1) Minimum off-street parking shall be as follows:

- (a) One space per 250 square feet gross floor area for offices, except that medical offices shall provide one space per 150 square feet of gross floor area.
- (b) One space per 700 square feet of gross floor area for manufacturing and assembly operations.
- (c) One space per 800 square feet of gross floor area for research and laboratory use.

- (d) One space per 1,000 square feet of gross floor area for warehousing.
 - (e) In addition to the above, one space for every company vehicle owned and/or operated from that site.
 - (2) Parking areas may cross property or lease lines so adjoining uses share parking spaces and access drives. Where an applicant can demonstrate through expert testimony and to the satisfaction of the approving authority that the Township's parking and loading requirements are excessive, the approving authority may approve a plan showing less parking and/or loading area to be paved, provided that a landscaped area sufficient to meet the deficiency shall be set aside on the plan and reserved for future parking and/or loading in the event that the use changes or the approved use needs more parking or loading than approved, and provided further that this reserved area shall be graded compatibly with the storm sewer system for both its landscaped and possible paved condition. All parking shall be behind the front building line. If a building contains multiple permitted uses, each shall be provided with sufficient parking based on the component uses within the building.
 - (3) See § 132-53 for additional standards.
- H. Minimum off-street loading.
- (1) Minimum off-street loading shall be provided in accordance with § 132-53I.
 - (2) Each use shall provide an appropriate number of trash pickup locations consistent with the Township's recycling program and in accordance with § 132-58 of this chapter.
- I. Signs. Signs shall be permitted subject to the requirements of Article V.
- J. Number and arrangement of driveways. The number and arrangement of driveways shall be provided as required under § 132-33K.
- K. General conditions.
- (1) Any principal building may contain more than one permitted use.
 - (2) Any development or modification to an existing nonresidential use or the property of an existing nonresidential use in the BP District shall require site plan approval.
 - (3) Any lot may contain more than one principal structure, provided that each principal structure is located in a manner which will allow the possibility of subdividing the lot in a manner such that each structure and resulting lot would conform to the zoning and subdivision regulations, including frontage on a public street, provided further that the location of each principal structure need not comply with these requirements if the proposed locations as set forth on the site plan comply with sound planning and the overall development density for the entire tract does not exceed one structure per each five acres.