

City of Vineland, NJ
Saturday, September 12, 2026

Chapter 425. Land Use

Article XV. Zoning

§ 425-292. I-4 Industrial Zone standards.

- A. Purpose. It is the purpose of this zone to preserve areas exclusively for heavier industrial uses within the City. It is important that zone regulations and design standards not be sacrificed to allow overdevelopment of properties, as this would negatively impact upon the utility of the industrial areas and upon the quality of life of adjoining residential areas. Strict adherence to design standards is deemed important, as is the absolute integrity of these zones, because of the difficulty in siting and because of the limited supply of land available.
- B. Permitted uses. Permitted uses in the I-4 Industrial Zone shall be as follows:
- (1) Sewerage treatment plant.
 - (2) Auto wrecking yard.
 - (3) Nonhazardous waste reduction facility.
 - (4) Junkyard.
 - (5) Recycling operation.
 - (6) Composting facility.
 - (7) Medical cannabis alternative treatment center.
[Added 12-14-2021 by Ord. No. 2021-73^[1]
^[1] *Editor's Note: This ordinance also renumbered former Subsection B(7), Public purpose uses, as Subsection B(15).*
 - (8) Medical cannabis cultivator.
[Added 12-14-2021 by Ord. No. 2021-73]
 - (9) Medical cannabis manufacturer.
[Added 12-14-2021 by Ord. No. 2021-73]
 - (10) Medical cannabis clinical registrant.
[Added 12-14-2021 by Ord. No. 2021-73]
 - (11) Cannabis cultivator.
[Added 12-14-2021 by Ord. No. 2021-73]
 - (12) Cannabis manufacturer.
[Added 12-14-2021 by Ord. No. 2021-73]
 - (13) Cannabis wholesaler.
[Added 12-14-2021 by Ord. No. 2021-73]
 - (14) Cannabis distributor.

[Added 12-14-2021 by Ord. No. 2021-73]

(15) Public purpose uses:

- (a) Child-care center.
- (b) Governmental or public utility facility.
- (c) Governmental or public utility yard.

C. Accessory uses. Accessory uses in the I-4 Industrial Zone shall be as follows:

- (1) All accessory uses permitted in the I-1 Zone.

D. Conditional uses. Conditional uses in the I-4 Industrial Zone shall be as follows:

- (1) Recreational facility.
- (2) Resource extraction.
- (3) Production of bitumen products.
[Added 9-8-2009 by Ord. No. 2009-62]

E. Special zone standards. In addition to any other standards contained within this chapter, the following special zone standards shall be applicable within the I-4 Industrial Zone:

- (1) Outdoor storage shall be screened from public view (from any public street, road or sidewalk; from any adjoining property; or from any portion of the site accessible to the public) by a screening fence 10 feet high.
- (2) The developed portion of the site of any permitted use, with the exception of a public purpose use, shall be a minimum of 100 feet away from any zone boundary line. This expanded buffer area shall be kept free of weeds and debris.
- (3) An auto wrecking yard, a nonhazardous waste reduction facility, a junkyard or a recycling operation shall be subject to the regulations contained in Article **XII**, which by reference is made a part of this article.
- (4) Shrubbery, bushes or hedges shall be installed along all public street frontages, planted 10 feet in from the right-of-way line to enhance the aesthetics of the streetscape.
- (5) All access drives and parking areas shall be paved.