

ORDINANCE NO. 14-08

AN ORDINANCE AMENDING LAND DEVELOPMENT  
ORDINANCE, VOLUME II, §300, ENTITLED, "DISTRICTS" AND  
TO ADD §424 TO BE ENTITLED, "HOSPITAL SUPPORT ZONE"

BE IT ORDAINED by the Township Committee of the Township of Neptune in the County of Monmouth in the State of New Jersey that the Land Development Ordinance, §300, entitled, "Districts," shall be amended as follows, and §424, entitled, "Hospital Support Zone" is hereby added to the Land Development Ordinance of Neptune Township as follows:

§300 Districts – This section, which is part of Article III, entitled, "Zoning Districts and Zoning Map," shall be amended to add the Zoning District, entitled, "Hospital Support Zone" with a zoning symbol of "H-S."

§424 Hospital Support Zone – Is hereby added as follows:

A. Purpose. The purpose of the Hospital Support Zone (H-S) is for those properties fronting on Route 33, Route 66 and Neptune Boulevard north of Route 33.

B. Permitted Uses. The following uses shall be permitted in the H-S Hospital Support Zone – NAICS Code 6.2:

- (1) Hospitals
- (2) Physicians and other professional offices
- (3) Clinics and other therapeutic and rehabilitation facilities
- (4) Medical and Dental diagnostic offices and laboratories
- (5) Sale of surgical and hospital supplies, orthopedic braces, appliances and shoes
- (6) Emergency medical service facilities
- (7) Pharmacies and other retail establishments for the sale of medical surgical supplies, equipment and clothes or goods and prescription eyeglasses
- (8) Nursing homes, life-care facilities and extended-care facilities
- (9) Restaurants
- (10) Adult Care Centers
- (11) Assisted Living Residences
- (12) Public or quasi-public facilities
- (13) Light industrial and manufacturing uses related to medical and dental uses:
  - a. Sports & Recreation Instruction – 611620
  - b. Health and Fitness Club – 713940
  - c. Testing Laboratories – 541380
  - d. Custom Computer Programming Services – 541511
  - e. Computer Systems Design Services – 541512
  - f. Computer Facilities Management Services – 541513
  - g. Other Computer Related Services – 541519
  - h. Frozen Specialty Food Manufacturing – 311412
  - i. Commercial Wholesale Bakeries – 311812
  - j. Commercial Lithographic Printing – 323111

- k. Other Commercial Printing – 323111/323113
- l. Prepress Services – 323120
- m. Medicinal and Botanical Manufacturing – 325411
- n. Research Laboratory – 541711/541712
- o. Pharmaceutical Preparation Manufacturing – 325412
- p. All other miscellaneous chemical product and prep manufacturing – 325320/327110
- q. Radio, TV Broadcast & Wireless Communications Equipment Manufacturing – 334220
- r. Other Electronic Component Manufacturing – 334419/335999
- s. Automatic Environmental Control Manufacturing – 334512
- t. Surgical and Medical Instrument Manufacturing – 339112
- u. Dental Laboratories – 339116
- v. Film and Sound Recording Studios – 512240/512110
- w. Data Center – 518210

C. Accessory Buildings and Uses – An “Accessory Building or Use,” for purposes of this section is one which:

- (1) Is subordinate to and serves any principal building or use
- (2) Is subordinate in area, extent or purpose to the principal building or principal use served
- (3) Contributes to the comfort, convenience or needs of occupants or the principal building or principal use served
- (4) Is located on the same lot as the principal building or principal use served

D. Area, Yard and Building Requirements – The following area, yard and building requirements shall apply in the H-S Zone:

- (1) Minimum Size of Lot: one acre
- (2) Minimum Frontage:
  - a. Interior Lot: one hundred (100) feet
  - b. Corner Lot: one hundred fifty (150) feet
- (3) Minimum Width: one hundred (100) feet
- (4) Minimum Depth: One hundred fifty (150) feet
- (5) Minimum Yard Requirement for Principal Building
  - a. Front Yard: fifty (50) feet
  - b. Side Yard: twenty (20) feet
  - c. Rear Yard: thirty (30) feet
- (6) Minimum Yard Requirements for Accessory Building:
  - a. Side Yard: fifteen (15) feet
  - b. Rear Yard: fifteen (15) feet
- (7) Maximum Lot Coverage by Building: thirty percent (30%)
- (8) Total Impervious Coverage: seventy percent (70%)
- (9) Maximum Building Height:
  - a. Hospital Buildings: one hundred (100) feet
  - b. All Other Buildings: forty-eight (48) feet/three (3) stories

E. Miscellaneous Requirements.

- (1) Landscaping and Buffer Requirements:
  - a. Wherever the property line of an occupied lot in the H-S Zone abuts a residential use or zone, a buffer of at least fifty (50) feet in width shall be provided.
- (2) Outdoor Storage or Sales of Inventory is prohibited

All Ordinances or parts of Ordinances that are inconsistent herewith are repealed, but only to the extent of such inconsistency.

The amended Ordinance shall become effective immediately upon its passage and the publication as required by law.

APPROVED ON FIRST READING: January 27, 2014

APPROVED, PASSED AND ADOPTED: February 10, 2014

ATTEST:

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Richard J. Cuttrell,  
Municipal Clerk

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Dr. Michael Brantley,  
Mayor