

NOTE 12 - PORT CARGO HANDLING ZONE

1. PURPOSE

The purpose of the Port and Cargo Handling Zone shall be to create a zoning district for major port terminals to meet the needs of waterborne Commerce and to regulate such activities in order to preserve and protect adjacent residential uses from the negative influences of noise, vibration, traffic, glare from high intensity lighting and cargo handling activities, stacked containers and other activity common to such port facilities.

2. PERMITTED USES

The following uses shall be permitted in the Port and Cargo Handling (PCH) Zone:

- a. Piers for the mooring of ships and waterborne cargo vessels for the purpose of loading and unloading of cargo. No such pier shall extend beyond the pierhead shown on the zoning map.
- b. Warehouses for the storage of cargo in transit, provided that the cargo is not harmful to humans such as, but not limited to atomic waste, radioactive materials, explosive hazardous waste or other similar cargo.
- c. Outdoor cargo and container storage yards provided that:
 - (1). Such areas are properly screened from public view in compliance with Note 1 of this ordinance;
 - (2) Cargo containers shall be stacked in a tiered manner to provide the following minimum setbacks from any residence, street or Zoning district boundary

SETBACK FROM RESIDENCE, STREET OR ZONING DISTRICT BOUNDARY	HEIGHT OF CONTAINERS
50 ft.	2
75 ft.	3
100 ft.	4
150 ft.	>4

NOTE 12 - PORT CARGO HANDLING ZONE (Cont'd)

- (3) No cargo or substances harmful to humans including but not limited to explosives, hazardous waste, radioactive material, atomic waste or similar cargo may be sorted in such areas at any time;
 - (4) Outdoor storage areas shall not be permitted south of Monmouth Street or east of Ellis Street.
- d. Administrative and auxiliary office uses solely intended for occupancy by the Port Operator and shippers using the port facility provided that all such office uses shall have a separate paved parking area for employees and visitors with a ratio of one (1) parking space for each 200 square feet of gross floor area of office space.
 - e. Cranes for the lifting and movement of cargo and containers to and from ships.
 - f. Electric substations provided that such facilities are more than 200 feet from any residential use and fenced to prohibit unauthorized access.
 - g. Maintenance facilities for motorized land based equipment used in normal port operations.

3. PROHIBITED USES

Although it shall be understood that any use which is not specifically permitted in Section 2 above and in Article X, Section 1B, is prohibited, the following uses and activities are specifically prohibited in the PCH District:

- a. Residential uses
- b. Retail uses
- c. Salvage yards of any type
- d. Junk yards
- e. Marine repair yards

NOTE 12 - PORT CARGO HANDLING ZONE (Cont'd)

4. AREA AND BULK REQUIREMENTS

a. Minimum parcel size ÷ 15 Acres

b. Minimum property frontage

(1) Street - 500 feet

(2) Delaware River - 1,500 ft.

c. Minimum setbacks

(1) Buildings and structures

(a) front -35 ft.

(b) side - 40 ft.

(c) Exceptions to setback requirements: The setback of a building from the street may be reduced to 0 ft. provided that either:

1) All office space is located in the portion of the building adjacent to the street and building entrances for office employees and visitors are located on the street frontage, or;

2) The street wall of a warehouse or storage building is painted with a mural depicting important events in the history of Gloucester City, welcoming visitors to Gloucester City or, other scenes as approved by the Planning Board. No loading and other activity shall occur on the street side of the building.

(2) Storage Area for Containerized Cargo

(a) front -50 ft.

(b) side - 50 ft.

d. Maximum Building Height - 35 ft.

e. Maximum Impermeable Coverage - 80%

5. PARKING AND LOADING

See Note 9.

NOTE 12 - PORT CARGO HANDLING ZONE (Cont'd)

6. BUFFERS

Buffers shall be provided as required in Note 1 except where building setbacks are reduced pursuant to Section 4.c.1)(c).

7. SIGNS

See Note 19 20

8. PERFORMANCE STANDARDS

Any port of cargo handling use in the City of Gloucester City shall adhere to the following standards:

- a. Dissemination of smoke, dust, odors, fumes, and other noxious gases shall be within the limits of the industrial tolerance standards of the State Department of health, Bureau of Adult Health, and Gloucester City.
- b. Liquid wastes and effluent shall be discharged in to an approved existing sewage treatment plant in accordance with that plant's regulations, or shall treat its own wastes and effluent in a treatment plant or process which is in compliance with the State Statutes and with the requirements of the State Department of Health, and Gloucester City.
- c. Precaution against fire hazards, radiation, explosion, proper handling and storage of materials and structural design, and safeguards for the health of works shall comply with the State Statutes and requirements of the State Department of Labor and Industry.
- d. No vibration, noise or glare shall be evident at any point more than one hundred and fifty (150) feet from the source of said vibration, noise or light.
- e. All permitted uses and accessory activities shall be confined within completely enclosed buildings with the exception of off-street parking, loading, and delivery areas, accessory fuel storage, parking for vehicles and construction equipment and the out door storage of cargo containers.
- f. No cargo or substance harmful to humans including, but not limited to, explosives, atomic waste, radioactive material, hazardous waste or other similar cargo may be stored in the PCH Zone.