

§ 220-83. OPT-2 Office Professional Transitional District-2. [Added 11-29-1990 by Ord. No. 56-90]

The following regulations shall apply in the OPT-2 District:

- A. Permitted uses.
 - (1) Single-family residences as existing at the time of passage of this section.
 - (2) Professional offices, including:
 - (a) Attorneys and counselors-at-law.
 - (b) Accountants and certified public accountants.
 - (c) Architects.
 - (d) Chiropodists and chiropractors.
 - (e) Dentists.
 - (f) Medical doctors.
 - (g) Real estate brokers.
 - (h) Engineers and land surveyors.
 - (i) Insurance brokers.
 - (j) Stockbrokers.
 - (k) Optometrists, oculists and osteopaths.
 - (l) Psychologists.
 - (m) Marriage counselors licensed by the State of New Jersey.
 - (n) Other similar professional offices.
 - (o) Executive offices, where no product will be displayed for sale.
 - (3) Limited commercial service facilities:
 - (a) Hairdresser.
 - (b) Boutiques.
 - (c) Art supplies.
- B. Customary accessory uses and buildings which are clearly incidental to the principal use and building.
- C. Area, yard and building requirements are as specified for this zone in the schedule of requirements in § 220-34D of this chapter.
- D. Conditional uses. Uses requiring a conditional use permit are subject to the provisions of

Article IV of this chapter.

- (1) Pet shops.
 - (2) Public utilities.
- E. Signs are regulated as per § 220-99 of this chapter.
- F. Fences are subject to the provisions of § 220-95 of this chapter.
- G. Parking is regulated as per § 220-97 of this chapter.
- H. Buffer requirements.
- (1) There shall be provided a ten-foot landscaped buffer to any adjacent existing residential property. Said buffer to be landscaped to the satisfaction of the approving agency.
- I. Other provisions.
- (1) No outdoor storage or display of material shall be permitted.
 - (2) Parking shall be set back 10 feet from the right-of-way. Said 10 feet shall be properly landscaped as required by the approving agency.