

O3 - OFFICE 3 ZONE

§ 152.061 PURPOSE AND INTENT.

The purpose and intent of the O3-Office 3 Zone is to provide for attractive large lot office, light manufacturing, research and professional office complexes to encourage the development of a well-rounded pattern of land use appropriate to the township.

(Ord. 945-99, passed 9-13-99)

§ 152.062 PERMITTED USES.

(A) Primary uses:

(1) Offices of recognized professions, including, but not limited to, medicine, social services, finance, accounting, insurance, real estate, law, computer technology, counseling and consulting, engineering, architecture and planning, but not to include other licensed occupations such as barbering, general contracting or public movers; and offices of public or quasi-public entity, including, but not limited to, local, state or federal offices, public utility offices, armed services offices, school board and school district offices or similar uses.

(2) Banks chartered under state or federal law.

(3) Hotels.

(4) Indoor athletic facilities.

(5) Restaurants, excluding fast food.

(6) Wholesaling, warehousing and distributing, excluding retail or wholesale sale of lumber, ice, coal, petroleum, quarried or mined material or similar bulk materials.

(7) Self service public storage facilities.

(8) Daycare and pre-school facilities.

(9) Banquet and conference facilities.

(B) Accessory uses. The following accessory uses shall be permitted on the same lot as the primary use:

(1) Cafeterias which are integral and incorporated into the primary building.

(2) Security watch stations which may contain cooking and sleeping accommodations which are integral and incorporated into the primary building.

(3) Repair facilities for the maintenance of vehicles used in the operation of the primary use.

(4) Storage garages for vehicles used in the operation of the primary use.

(5) Parking garages and multi-level parking structures shall be permitted provided that the following conditions are met:

(a) The maximum height limitation shall be 60% of the height of the principal structure, but in no event shall the height be greater than five levels of parking above grade, including any rooftop parking as one level.

(b) Ramps for the movement of vehicles between parking levels shall be located entirely within the parking structure. No parking structure shall be permitted helical ramps.

(c) Parking structures shall be designed to minimize blank concrete facades through the use of innovative architectural detail and shall achieve a compatibility with the principal structure to the extent that the parking facility shall be clearly identified with the principal use.

(d) To the greatest extent possible, the first level of parking shall be located below grade to minimize the impact of the structure on adjacent land uses.

(e) Any parking structures containing 800 parking spaces or more shall provide a pedestrian walkway grade separated from any entrance or internal collector drive and which connects the parking facility with the principal structure or structures served.

(6) Parking structures shall be located in the rear yards of the principal structure the facility is designed to serve. In the event that a lot fronts on two or more public streets, the parking structure shall be located in the rear yard of the principal street frontage.

(7) Parking structures shall conform to the minimum setback requirements of § 152.065 below with the added provision that, for every 10 feet or portion thereof in excess of 30 feet in height, all yard setbacks (with respect to the parking structure only) shall be increased by 10 feet.

(C) All uses in the O3 - Office 3 Zone shall be subject to the restriction that no exterior warehousing or storage of materials or equipment, including the storage of vehicles shall be permitted on the premises.

§ 152.063 CONDITIONAL USES.

(A) General conditional uses.

(1) Light industrial, provided that the following conditions are met:

- (a) All facilities for the manufacturing of the product shall be contained within the building.
- (b) No vibration shall be permitted beyond the building line.
- (c) No noise greater than 70 dBA's, measured at the lot line, shall be permitted to be generated.
- (d) No manufacturing process shall be permitted if it is noxious or offensive by reason of odor, dust, fumes, gas, smoke or radiation or that constitutes a public hazard by fire, explosion or other nuisance.
- (e) No trucks or large vehicles may enter or exit or run idle on the property between the hours of 11:00 p.m. and 6:00 a.m. each day.

(2) Churches, chapels, synagogues or similar houses of worship, including, as accessory uses, rectory or parish houses, provided that the following conditions are met:

- (a) Location. All developments pursuant to this section must have its primary frontage and access on a county road.
- (b) Maximum height limitation: 35 feet.
- (c) The Reviewing Board may impose more restrictive conditions or any further reasonable conditions to the effect of noise, traffic movement and volume, lighting and/or intensity of such conditional activities on adjacent land uses and may require a sufficient guaranty to ensure compliance with such restrictions or conditions.

(3) Farming provided that the following conditions are met:

- (a) Minimum lot size: 5 acres.
- (b) No additional clearing of vegetation other than grass may occur.
- (c) No retail sales permitted from the lot (i.e. farm stands) unless and until the final site plan approval in accordance with Chapter 156 has been granted for such retail use and only if retail uses are otherwise permitted in the zone.

(B) TC-1 Overlay District conditional uses.

(1) *Permitted conditional uses.*

- (a) Shopping centers and retail commercial uses.
- (b) Theaters.

(2) *Condition of use.*

- (a) Theaters may be freestanding uses, and must be part of a retail or office complex that has frontage on and access to a county road.

(3) *Prohibited uses.*

- (a) Gasoline filling stations.
- (b) Non-accessory parking garages.
- (c) Except as specifically provided above, motor vehicle repair/service shops.
- (d) Showrooms for the sale of new or used automobiles.
- (e) Convenience stores.
- (f) Passenger bus stations.
- (g) Residential uses, except for-profit assisted living and skilled nursing facilities.

(4) *Area and bulk standards applicable to conditional use.*

- (a) Minimum lot size: four acres.
- (b) Minimum buffer width and location for retail automobile parts and accessory sales uses with motor vehicle repair and service uses shall be 15 feet within the setback from any other property.

(5) *Design standards specific to conditional uses.* All development of conditional uses in the O3 - Office 3 Zone where the TC-Overlay District applies shall be subject to the following regulations unless, after due consideration of plans, testimony and other submissions, the reviewing board waives strict compliance with the requirements of this section in order to promote the purposes of this chapter.

(a) *Architectural compatibility.* Any development shall be constructed in accordance with an overall architectural plan such that the facades, roof lines, architectural detail and landscaping of each building shall be compatible with all other existing or proposed buildings on the site.

(b) *Grouping.* The principal and accessory buildings shall be arranged in a group or groups such that no building shall be less than 30 feet from any other building.

(c) *Conditions.* The reviewing board may impose more restrictive conditions or any further reasonable conditions to the effect of noise, traffic movement and volume, lighting and/or intensity of such conditional activities on adjacent land uses and may require a sufficient guaranty to ensure compliance with such restrictions or conditions.

(C) *EE Overlay District conditional uses.*

(1) *Permitted conditional uses.*

(a) Retail and service uses.

(b) Convenience stores.

(c) Indoor recreation facilities contained within a building or buildings such as bowling alleys, skating and soccer rinks, tennis courts and swimming pools.

(d) Outdoor recreation facilities including, but not limited to golf, tennis, swimming and baseball batting cages.

(2) *Prohibited uses.*

(a) Residential;

(b) Movie theaters and cinemas;

(c) Gasoline filling stations;

(d) Arcades and go cart or mini-car racing tracks and facilities; and

(e) Fast-food restaurants.

(3) *Conditions of uses.*

(a) The applicant must provide for community uses and benefits, which may include, but not be limited to, providing community meeting rooms, public gathering areas and facilities for civic or religious-sponsored activities. In lieu thereof, the reviewing board may require that the applicant contribute a sum equal to \$1.25 per square foot for all of the square footage that is the subject of the conditional use application. The reviewing board may permit the applicant to construct elsewhere facilities equivalent in the township as the reviewing board deems just and appropriate.

(b) For convenience stores only:

1. All access drives shall be a minimum of 300 feet from any intersection of any public roadway with any other public roadway.

2. The tract must front on a county road.

(c) For outdoor recreation uses only:

1. Minimum tract size: 15 acres.

2. Must be located on or have access to a state right-of-way.

3. No batting cages or recreation uses that create loud continuous noises may be located closer than 750 feet from any residentially zoned property.

(4) *Area and bulk standards applicable to the conditional use.*

(a) Minimum lot size: four acres.

(b) Maximum height limitation: 50 feet.

(5) *Design standards specific to the conditional uses.* All development in the O3 - Office 3 EE Overlay District where conditional uses are developed shall be subject to the following regulations unless, after due consideration of plans, testimony and other submissions, the reviewing board waives strict compliance with the requirements of this section in order to promote the purposes of this chapter:

(a) *Architectural compatibility.* Any development shall be constructed in accordance with an overall architectural plan such that the facades, roof lines, architectural detail and landscaping of each building shall be compatible with all other existing or proposed buildings on the site.

(b) *Grouping.* The principal and accessory buildings shall be arranged in a group or groups such that no building shall be less than 30 feet from any other building.

(c) *Trash enclosures.* All trash and recycling containers shall be enclosed in accordance with the township design standards for trash enclosures. Trash and recycling pick-up may only occur between the hours of 7:00 a.m. and 10:00 p.m. unless otherwise regulated by any State or Federal regulations.

(d) *Shared parking.* Shared parking may be permitted as determined by the reviewing board.

(e) *Conditions.* The reviewing board may impose more restrictive conditions or any further reasonable conditions to the effect of noise, traffic movements and volume, lighting and/or intensity of such conditional activities on adjacent land uses and may require a sufficient guaranty to ensure compliance with such restrictions or conditions.

(Ord. 945-99, passed 9-13-99; Am. Ord. 3-2000, passed 1-24-00; Am. Ord. 07-2000, passed 3-13-00; Am. Ord. 85-06, passed 4-24-06)

§ 152.064 DENSITY.

No residential dwelling units shall be permitted in the O3-Office 3 Zone.

(Ord. 945-99, passed 9-13-99)

§ 152.065 AREA AND BULK STANDARDS.

(A) Minimum lot size: three acres.

(B) Minimum lot frontage: 200 feet.

(C) *Setback requirements.*

(1) Minimum front yard setback:

(a) 100 feet from any state right-of-way.

(b) 50 feet from any other right-of-way.

(2) *Minimum rear yard setback.*

(a) 100 feet from any residentially zoned or residentially developed property.

(b) 50 feet from any other property.

(3) *Minimum side yard setback.*

(a) 100 feet from any residentially zoned or residentially developed property.

(b) 50 feet from any other property.

(D) Minimum buffer width and location requirement: 50 feet within the setback from any residentially zoned property.

(E) Maximum height limitation: 50 feet.

(F) Maximum impervious coverage: 60%.

(G) Maximum clearing limit: No more than 70% of the lot area shall be cleared of vegetation for the purpose of construction; provided, however, if the existing cleared area exceeds 70% of the lot area or the existing vegetation is immature and may be re-established in a relatively short period of time, strict compliance with this section may be waived by the reviewing board to promote the purpose of this chapter.

(H) Minimum parking setbacks:

(1) 100 feet from any residentially zoned property.

(2) Front yard setbacks:

(a) 50 feet from any state right-of-way.

(b) 25 feet from any other right-of-way.

(3) Rear yard setback: 50 feet.

(4) Side yard setback: 25 feet, except that 12.5 feet may be permitted where cross easements for parking are provided and maintained.

(I) Minimum distance between buildings: 30 feet or the average height of adjacent buildings, whichever is greater.

(J) A minimum of 25% of the entire tract on which the development being proposed will be completed shall be set aside as contiguous open space. Of the 25%, no more than 50% shall be wetlands as designated by the New Jersey Department of Environmental Protection. Each open space area shall be centrally located and configured to enable connection of the open space area to adjacent open space areas off-site and off-tract.

(Ord. 945-99, passed 9-13-99)

§ 152.066 ZONE SPECIFIC DESIGN STANDARDS.

The following regulations shall apply in all O3 - Office 3 Zones unless, after due consideration of plans, testimony and other submissions, the reviewing board waives strict compliance with this section in order to promote the purposes of this chapter:

(A) *Façades*. The façade of any building attached to another building or construction of the same frontage as another building shall be visibly offset from the attached building at an approximate 90 degree angle.

(B) *Open Space*. All open space shall be landscaped and maintained in a careful and prudent manner. All landscaping material which has died or is in the process of dying shall be replaced within the next spring or fall planting season.

(C) *Mechanical equipment screening*. All mechanical equipment, whether placed on the ground, roof or other location, shall be screened from ground-level view with an acceptable material compatible with the architectural scheme of the development.

(D) *Utilities*. All utilities servicing the development shall be located underground.

(E) *Outdoor display*. No products, materials or goods shall be stored or displayed outside of the confines of the building or structure on the premises.

(F) *Recreational requirements*. In all developments in the O3 - Office 3 Zone of 20 acres or larger, recreational facilities shall be provided for the use and enjoyment of office employees, including but not limited to outdoor seating and eating areas, jogging and walking paths and fitness stations. Cross easements shall be provided for adjacent lots in order to create an integrated recreational area in any one district.

(Ord. 945-99, passed 9-13-99)