

- (l) Sidewalks and walkways, per §513.
- (m) Solar energy infrastructure, per §432.C.
- (n) Stormwater management facilities, per §516.
- (o) Temporary construction trailers, per §432.F.
- ii. Private Uses. The following uses and structures are for individual use of private residents of the development and/or immediate neighborhood, in accordance with the applicable subsection.
  - (a) Balconies, eaves, and awnings, per §431.I.
  - (b) Home occupations, per §431.B.
  - (c) Personal telecommunications equipment, per §431.L.
- 2. Neighborhood Center. A maximum of one Neighborhood Center of up to 50,000 square feet of office and retail may be included, which shall conform to the following:
  - a. The Neighborhood Center shall be designed as an integral part of the site design with a landscaped park-like settings with promenades and connecting walkways between buildings. In no case shall it be a strip store type shopping center on a main off-site roadway, nor will it abut adjacent off-site residential properties.
  - b. The nominal division of square footage between office and retail space shall be a minimum of fifty (50%) percent office use and the balance retail use. The Planning Board must approve deviations from this mix.
    - i. Office uses shall be in accordance with the Limited Office (O1) zone, per §411.
    - ii. Retail uses shall be in accordance with the Neighborhood Business (B1) zone, per §414.
  - c. Height. The maximum peak height of an office building in the RIPD zone is limited to forty (40') feet from final grade level, with a maximum of three (3) stories.
  - d. Accessory Uses. Accessory uses, per §414, shall be permitted.
  - e. Buffer. The Neighborhood Center shall not abut the single-family dwelling R1 and R2 sections unless they are separated by either a fifty (50') foot buffer in accordance with §508.F or by a roadway with at least a fifty (50') foot right-of-way.
  - f. Parking. Parking shall be provided adjacent to the center in landscaped lots with berms and plantings that screen the lot and help integrate the center with surrounding on-site residential properties, in accordance with §510.

**SECTION 411. LIMITED OFFICE (O1).**

- A. Intent. The Limited Office (O1) zone is intended for the use or occupancy of both professional and general business offices and services in areas not suited for retail development. The purpose of the zone is also to provide support services to other commercial uses within the Township and region.
- B. Permitted Principal Uses. In the O1 zone, no lot shall be used and no structure shall be erected, altered, or occupied for any purpose except the following:
  - 1. Child care centers, per §432.A.
  - 2. Club or lodge, organized for fraternal or social purposes, provided that the chief activity shall not be one which is customarily carried on as a business, and provided that the buildings and services shall be for the use of members and their guests only.
  - 3. Conservation.
  - 4. Funeral home or philanthropic use, excluding correctional or penal institutions.

## ARTICLE IV

5. General and administrative offices of messenger or telegraph services, call centers, as well as offices of a builder, carpenter, caterer, cleaner, contractor, decorator, electrician, furrier, mason, painter, plumber, roofer, upholsterer, and similar establishments, but excluding outdoor storage of motor vehicles, materials and equipment, or contractor's storage yards.
  6. Home for the aged, long term care facility or assisted living facility.
  7. Municipal or governmental uses.
  8. Professional offices, including the following uses:
    - a. Finance, insurance agencies, real estate and accounting offices.
    - b. Medical offices, dental offices, laboratories and compounding of pharmaceuticals, physical therapy and therapeutic massage, by licensed massage therapists, and health-related professions.
    - c. Professional office uses of social services, design, information technology, law, engineering, architecture, offices for manufacturer's representatives and similar offices.
    - d. Private non-profit educational institution.
- C. Permitted Accessory Uses & Structures. Any of the following uses and structures may be permitted, when used in conjunction with a principal use and conforming to the applicable subsection:
1. Awnings and canopies, per §432.B.
  2. Balconies, chimneys and eaves.
  3. Child care centers, per §432.A.
  4. Fences, hedges and walls, per §506.
  5. Off-street parking facilities, per §511.
  6. Outdoor break area or patio, provided it is within the building envelope.
  7. Personal telecommunications equipment.
  8. Public, local utilities and cable television facilities, per §432.E.
  9. Refuse and recycling storage facilities, per §511.
  10. Signs, per §517.
  11. Sidewalks and walkways, per §513.
  12. Solar energy infrastructure, per §432.C.
  13. Stormwater management facilities, per §516.
  14. Temporary construction trailers, per §432.F.
- D. Prohibited Uses. Retail, convenience stores, personal services and any use not specifically permitted are prohibited in the Limited Office (O1) zone.
- E. Bulk Requirements. Except as otherwise modified, the following bulk standards shall apply to all buildings in the Limited Office (O1) zone:

Minimum Requirements	Principal Structures	
	Inside Lot	Corner Lot
Lot Size (square feet)	10,000	10,000
Lot Frontage	100'	120'
Lot Depth	100'	100'
Front Yard	35'	35'
Secondary Front Yard	n/a	25'
Side Yard	10'	10'
Aggregate Side Yard	30'	n/a
Rear Yard	20'	20'
Maximum Height	35'	35'
Maximum Building Cover	30%	30%

Maximum Lot Cover	70%	70%
Open Space	25%	25%

**SECTION 412. GENERAL OFFICE (O2).**

- A. Intent. The General Office (O2) zone is intended for comprehensively planned office and service uses of multi-tenant buildings in areas not necessarily suited for retail development, commonly referred to as Class A Corporate Office Parks.
- B. Permitted Principal Uses. In the General Office (O2) zone, no lot shall be used and no structure shall be erected, altered, or occupied for any purpose except the following:
  - 1. Child care centers, per §432.A.
  - 2. Conservation.
  - 3. Municipal or governmental uses.
  - 4. Professional offices, including the following uses:
    - a. Finance, insurance agencies, real estate and accounting offices.
    - b. Medical offices, dental offices, laboratories and compounding of pharmaceuticals, physical therapy and health-related professions.
    - c. Professional office uses of social services, design, information technology, law, engineering, architecture, offices for manufacturer’s representatives and similar offices.
    - d. Private non-profit educational institution.
- C. Permitted Accessory Uses & Structures. Any of the following uses and structures may be permitted, when used in conjunction with a principal use and conforming to the applicable subsection:
  - 1. Awnings and canopies, per §432.B.
  - 2. Balconies, chimneys and eaves.
  - 3. Child care centers, per §432.A.
  - 4. Fences, hedges and walls, per §506.
  - 5. Maintenance building, provided it is within the building envelope.
  - 6. Off-street parking facilities, per §511.
  - 7. Outdoor break area or patio, provided it is within the building envelope.
  - 8. Playground and recreation equipment.
  - 9. Public, local utilities and cable television facilities, per §432.E.
  - 10. Refuse and recycling storage facilities, per §511.
  - 11. Security office, provided it is within the building envelope.
  - 12. Signs, per §517.
  - 13. Sidewalks and walkways, per §513.
  - 14. Solar energy infrastructure, per §432.C.
  - 15. Stormwater management facilities, per §516.
  - 16. Temporary construction trailers, per §432.F.
  - 17. An office building that is three (3) stories or more in height, may contain on the first floor of up to 7,500 GFA of the following commercial uses that are wholly within the structure and limited to service-type uses designated to serve the occupants of the building:
    - a. Restaurants, luncheonettes, coffee shops, take-out shops and similar eating establishments, excepting fast food and drive-thru restaurants.
    - b. Stationary, periodicals, newspapers and tobacco sales.
    - c. Card, gift and flower shops.
    - d. Health and fitness centers, gym.
    - e. Shoe repair service.