

## **20-18 R-O Research Office.**

### **20-18.1 Principal Uses.**

- a. Manufacturing, preparation, processing or fabrication of products, with all activities and product storage taking place within a completely enclosed building.
- b. Scientific or research laboratories which are devoted to research, design and experimentation including experimental operation of equipment and pilot plants.
- c. The warehousing or storage of products within a completely enclosed building provided that no retail sales or motor freight facilities shall be permitted except as incidental and accessory to a permitted or conditional use. (Ord. No. 2015-08)
- d. Computer centers.
- e. Pharmaceutical operations.
- f. Offices and office buildings, including medical professional.
- g. Industrial office parks meeting the specific Bulk and Area Requirements set forth in subsection 20-19.4 of this chapter.
- h. Commuter parking facilities.
- i. Agricultural and horticultural uses.
- j. Day care centers, child care centers, and nursery schools.

(Ord. 1989-4; Ord. 1991-11, § I; Ord. 1992-35, § II; Ord. No. 2015-08 § I)

### **20-18.2 Accessory Uses.**

- a. Uses on the same lot which are customarily incidental to any of the above permitted uses which may include but shall not be limited to storage within a completely enclosed building.
- b. A cafeteria or other service facility located within a building and operated for the exclusive use of occupants of the complex.
- c. A recreational area for the occupants.
- d. Living quarters for watchmen and caretakers.
- e. Off-street parking and loading facilities.
- f. Retail and wholesale sale of goods, wares and merchandise provided that such sales are on the same lot and clearly incidental to a permitted use in which such goods, wares and merchandise are manufactured, processed or packaged.
- g. Television and radio recording and other communications facilities, including accessory antennae located on the same lot.

### **20-18.3 Conditional Uses.**

- a. Helistops as an accessory to a permitted use subject to a finding that the anticipated landing and take-off patterns will not be a nuisance to residential development.
- b. Restaurants, excluding fast food restaurants and drive-in restaurants, when located within industrial office parks of 100 acres or more, provided the following conditions are met:
  1. There shall be no more than one restaurant for each 100 acres of industrial office park area.
  2. A traffic study shall be submitted demonstrating that the restaurant traffic will not adversely impact on the internal and external road networks.
  3. Restaurants shall be open to the general public.
  4. Restaurant design shall be consistent with that of the industrial office park development.
- c. Hotels and motels, not including tourist cabins, trailer camps or camp sites, meeting the standards of the TC District as set forth in the Schedule of District Regulations of this chapter.
- d. Cellular antennas for telephone, radio, paging and/or television communication as "conditional uses" under N.J.S.A. 40:55D-67 and in accordance with the specific zoning conditions and standards for their location and operation included within section 20-34 of this chapter.
- e. Assisted living facilities as "conditional uses" under N.J.S.A. 40:55D-67 and in accordance with the specific conditions and standards as set forth in section 20-24 of this chapter.

### **20-18.4 Bulk and Area Requirements.**

- a. The minimum front yard setback and landscape strip in the R-O District shall be as follows:
  1. Along County Route 571, a front yard of 175 feet and a landscape strip of 175 feet.

2. Along One Mile Road, Edinburgh Road, Millstone Road, North Main Street, Route 130, Wyckoff Mills Road, proposed Route 92, the New Jersey Turnpike and Probasco Road, a front yard of 150 feet and a landscape strip of 100 feet.

3. From all other public streets, a front yard of 100 feet and a landscape strip of 50 feet.

b. The minimum side and rear yard landscape buffer shall be 50 feet, except that when adjacent to a residential district a 100 foot landscape buffer shall be provided.

c. Industrial office parks shall be a minimum of 25 acres in land area and they shall have no less than 500 feet of frontage on a public road. The planning board shall require the applicant to establish such organizational, administrative and financial arrangements and guarantees as are necessary to satisfy the board that common property can be adequately maintained on a permanent basis. Lot sizes and dimensions shall be freely disposed throughout the industrial office park provided the development in total does not exceed the height, floor area ratio or coverage requirements of this district. Yards, lot areas and other dimensional requirements of this chapter may be altered in the internal parts of the industrial office park provided the external landscaped buffers and setbacks are maintained.

d. See the schedule of District Regulations of this chapter.

e. Cellular antennas for telephone, radio, paging and/or television communication as "conditional uses" under N.J.S.A. 40:55D-67 and in accordance with the specific zoning conditions and standards for their location and operation included within section 20-34 of this chapter.

20-18.5 *Other Requirements.* Freestanding signs, except for directional signs, shall be ground-mounted on a solid base with no visible poles, columns or other upright supports. Freestanding signs shall not exceed eight feet in height and shall not be more than 100 square feet in size.