

ARTICLE XIX
O-1 Office Residential District

§ 285-107. Permitted uses. [Amended 10-27-2010 by Ord. No. 23-2010]

The purpose of this zone is to act as a transition zone between residential and commercial uses. In any O-1 Office Residential District, the land, buildings or premises may be used by right only for only one of the following uses:

- A. Single-family detached house.
- B. Professional and general offices.
- C. Medical and legal offices.
- D. Real estate and insurance offices.
- E. A residential use may be combined with any of the above uses in the same building, provided that the residential occupant is also the user of the office facilities.

§ 285-107.1. Cooperative sober living residence. [Added 10-11-2023 by Ord. No. 20-2023]]

- A. Purpose. These regulations are intended to provide a reasonable accommodation for persons with disabilities.
- B. All cooperative sober living residences shall comply with the following conditions:
 - (1) The owner obtains a Class F license to operate a cooperative sober living residence from the New Jersey Department of Community Affairs pursuant to N.J.A.C. 5:27-1.1 et seq.
 - (2) Minimum distance to any childcare facility, public or private school: 500 feet.
 - (3) Structures are regulated under the residential regulations of the O-1 Zoning District.

§ 285-108. Architectural standards.

- A. All new and remodeled construction shall be residential in exterior appearance, and shall be designed to reflect the pedestrian scale of the neighborhood.
- B. Residential building materials shall be used for exterior surfaces, such as wood, stone, stucco and brick. The use of materials, roofing, siding, trim, chimneys, window and door elements, and porches shall be consistent with the various architectural styles represented in the neighborhood.
- C. Materials for new construction should be similar to the types and textures of materials established for the neighborhood. Renovations, restoration and maintenance work should match existing materials and textures.
- D. Each facade must be treated architecturally, not just the main entrance facade. The entire front, sides and rear of the building should be coordinated in compatible colors and materials. Street facades, in the public view, should receive the greater architectural emphasis.

- E. Architectural features, including, but not limited to, cornices, windows, trim, fanlights, and entablature, prevailing in the immediate area are important. It is not intended that the details of buildings be duplicated precisely, but they should be regarded as a reference for new buildings or alterations. Details and architectural elements should reinforce the established architectural theme.
- F. All new buildings should be related harmoniously to the terrain, natural features, and to existing buildings and streets, including the architectural enclosure of space and focal points with respect to streets and walkways.
- G. New construction or renovations should be of similar architectural style to the established theme, and compatible with that of existing or adjacent properties.
- H. Building additions should be designed to reflect the existing building in terms of scale, materials, fenestration and color. A change in scale, for example, may require a transitional design element between the addition and the existing building.
- I. Standard residential pitched and shingled roofs shall be utilized. Similarity in roof styles and materials to the existing neighborhood shall be maintained. New roof materials on additions should match existing roof materials.
- J. The relationship between the width and height of the front elevations of adjacent buildings shall be considered in the construction or alteration of a building.
- K. Glass, aluminum, Dryvit or similar exterior walls should not be used.
- L. Aluminum framed and full glass exterior doors shall not be used, and commercial styled storefronts with large fixed glass windows shall not be used. Exterior doors and windows shall be residential in both scale and style.
- M. Window and door frame details of a residential nature shall be used. Multipaned windows and paneled doors are encouraged.
- N. Exterior-mounted mechanical and electrical equipment exposed to the public view should be architecturally screened. Roof-mounted equipment and projections should be painted the same color as the roof and, where possible, located to the rear of the building, away from the public view.
- O. Plastic shutters are permitted, but the style must resemble a typical wooden shutter and be harmonious with the building architecture.
- P. For outside areas, special treatment includes the use of brick, colored or stamped concrete paver stones to emphasize pedestrian crosswalks, important places, walkways within and parking areas. These features are allowed only for on-site improvements and shall be excluded from all right-of-way areas.
- Q. Storage areas, service areas, trash receptacles, parking areas and similar accessory structures and uses should be properly screened from street views and adjoining properties. Fences, low walls, ornamental ironwork and hedges, particularly for larger parking lots and trash areas, shall be utilized. These features shall match the exterior of the principal structure.

- R. The design continuity and coordination of architecture and site details, especially walls, fences, ornamental metal work, steps, walkways, planting beds and landscaping, is especially critical to the character of the neighborhood.
- S. The applicant shall present a study of existing architectural styles in the neighborhood, and show how the proposed building improvements positively relate to those elements.
- T. A complete set of proposed building elevation plans, including all color combinations, shall be submitted for review and approval.

§ 285-109. Accessory uses.

Only accessory uses on the same lot with, and customarily incidental to, any of the above permitted uses shall be permitted.

§ 285-110. Area and bulk regulations.

Area and bulk regulations shall be as follows:

- A. Minimum lot size: 23,000 square feet.
- B. Minimum lot width: 100 feet.
- C. Minimum lot depth: 200 feet.
- D. Maximum lot coverage buildings: 20%.
- E. Minimum front yard: 50 feet.
- F. Minimum side yards: 10 feet each.
- G. Minimum rear yard: 35 feet.
- H. Maximum building height: 35 feet measured from the average ground elevation to the top of the top floor. Rooftop mechanical equipment shall be screened from view.
- I. A twenty-foot-wide setback shall be provided between any parking area and a property line where such parking is directly adjacent to a preexisting residential dwelling or lot. Such setback shall be fully planted with a landscape buffer, as provided for in this chapter.

§ 285-111. Other regulations.

- A. All other regulations of this chapter shall be followed as required.
- B. For the conversion of an existing building, the plan submittal may be considered a minor site plan if so classified by the Planning Board. All plans for construction of new buildings will be considered a major site plan.
- C. All projects will be bonded in accordance with Township ordinances.
- D. The O-1 Office Residential District shall be considered for lots only that abut on a major road.