

## ARTICLE 700 - OFFICE PARK DISTRICT

### Statement of Intent

In addition to the general goals listed in the preamble, the districts established in these regulations are intended to achieve the following:

To encourage development of medical offices, medical clinics and diagnostic centers ancillary to the Jefferson Hospital;

To encourage other business and professional offices and supporting services in a campus style setting with protections for adjoining residentially zoned properties; and

To provide a compatible zoning classification to serve as a transition between residential properties and commercial properties in locations accessible to the regional highway network.

### SECTION 701 O-P OFFICE PARK DISTRICT

#### 701.1 Use Regulations

##### a. Uses by Right

In any O-P District, the land, buildings or premises shall be used by right only for one or more of the following:

##### 1. Principal Uses:

- (a) Assisted Living Facility
- (b) Financial Institutions
- (c) Business or Professional Offices
- (d) Conference and Training Center
- (e) Hospital
- (f) Independent Living Facility
- (g) Medical Center
- (h) Medical Clinics

- (i) Medical Research Facilities
- (i) Nursing Home and/or Personal Care Boarding Home which is part of a development containing an Assisted Living Facility and/or an Independent Living Facility.
- (j) Timber Removal, subject to Section 909
- (k) Funeral Home

2. Accessory Uses:

- (a) Employee Cafeteria or Dining Room
- (b) Day Care Center
- (c) Nursing Home, as part of a Medical Center Development
- (d) Accessory Buildings and Uses customarily incidental to the uses authorized in this District

b. Conditional Uses

The following conditional uses shall be permitted by Borough Council upon recommendation of the Planning Commission in accordance with the express standards and criteria listed below:

1. Principal Uses:

- (a) Hotel or Motel, subject to Subsection 1004.19.
- (b) Oil and Gas Drilling, subject to Subsection 1004.35.
- (c) Transitional Dwelling, subject to Subsection 1004.12.

2. Accessory Uses:

- (a) Supporting Commercial Uses, subject to Subsection 1004.30.

c. Uses By Special Exception

None

701.2

Area and Bulk Regulations

For all uses in this District, the following regulations shall be observed:

- a. Lot Size One (1) acre minimum
- b. Lot Width 100 feet at building setback line
- c. Lot Coverage 35% maximum
- d. Building Setback Line 50 feet minimum
- e. Side Yards
  - Adjoining Residential 75 feet minimum, each side
  - All Others 25 feet minimum, each side
- f. Rear Yard
  - Adjoining Residential 75 feet minimum
  - All Others 40 feet
- g. Height of Building 45 feet, but no more than 3 stories

701.3

Vehicular Access

Vehicular access to the site from a street classified as arterial or collector by the Borough's Comprehensive Plan shall be required. Access to a local street located outside the development site shall not be permitted.

701.4

Open Space

Thirty-five percent (35%) of the site shall be maintained in open space which may include undisturbed areas of natural vegetation, required buffer areas or other landscaped areas.

701.5

Buffer Area

Along all property lines which adjoin residential zoning classification, a buffer area shall be provided which is at least thirty (30) feet in depth as measured from the property line and which shall be comprised of two (2) rows of plantings creating a high level and low level screen, consisting of a mix of at least sixty-five percent (65%) evergreen and thirty-five percent (35%) deciduous plant materials. The low level screen shall be a minimum of three (3) feet in height at the time of planting and the high level screen shall be a minimum of six (6) feet in height at the time of planting. Plant materials shall be staggered in such a manner as to provide a minimum sixty percent (60%) opaque visual barrier.

701.6 Off-street Parking Regulations

As required by Subsection 902.6 of this Ordinance

701.7 Off-street Loading Regulations

a. Standards:

As required by Subsection 902.7 of this Ordinance.

b. Requirements:

Required off-street loading spaces for new construction, enlargement or change in use for all uses which receive deliveries by tractor trailer shall conform to the following:

All Principal Uses:

Floor Area of Building	Requirement
Under 40,000 s.f.	None
40,000 - 100,000 s.f.	1
100,001 - 150,000 s.f.	2
Over 150,000 s.f.	3 plus 1 for each additional 150,000 s.f. or fraction thereof.

701.8 Procedure for Approval

Uses in the O-P District shall be subject to approval of a Land Development Plan if required by the Borough of Jefferson Hills Subdivision and Land Development Plan.