

building setback line and adjacent R-3 zoned properties. The remaining parking shall be provided in a below ground parking area.

(q) The following requirements shall also apply:

- (1) No unit shall have more than two bedrooms.
 - (2) Each unit shall have a kitchen or kitchenette in addition to a minimum of one private bathroom.
 - (3) Transportation amenities, including courtesy bus transportation for shopping and non-emergency medical appointments, may be provided.
 - (4) Additional amenities including recreation activities and housekeeping may be provided and shall be for the exclusive use of residents and their guests.
 - (5) A small retail convenience area not to exceed 300 square feet in area, and a beauty parlor/barber shop not to exceed 400 square feet in area may be provided for the exclusive use of residents and their guests.
4. In the event that the development is owner occupied, title to all reserved or common land shall be held in fee simple by a homeowners' association, except that the municipality may elect to have certain areas dedicated to the municipality.
 5. In the event that the development is owner occupied, homeowners' association shall be required to be established by a Master Deed. Said deed shall require that the homeowners' association operate and maintain recreation facilities and maintain all common property such as open space, streets and stormwater detention facilities.

§ 21-41 O-1/40 OFFICE-RESEARCH ZONE.

[Adopted 1-8-1992 by Ord. No. 1564]

The purpose of the O-1/40 Office-Research Zone is to provide for the development of general offices, professional offices, medical/dental offices, and research related uses in the Township of Ocean on lots of 40,000 square feet or larger; to provide for compatible land use relationships; to restrict the emission of any environmental pollutants; and to provide for the safe and efficient flow of vehicles to and from the office research areas. It is the intent of this zone to encourage the consolidation of smaller lots into conforming lots where practicable. It is not the intent to prohibit the development of lots of less than 40,000 square feet where consolidation is not possible.

§ 21-41.1 Permitted Uses.

[Adopted 1-8-1992 by Ord. No. 1564]

A building may be erected, altered or used and a lot or premises may be occupied and used for any of the following purposes:

- a. Principal Uses shall include office and research related facilities including:
 1. Office buildings for executive or administrative purposes, professional or general offices, and medical or dental offices.
 2. Laboratories, similar to the following (but not including manufacturing): biological, chemical, dental, pharmaceutical and general research.
[Amended 2-14-2001 by Ord. No. 1883]
 3. Data processing and computer operations.
 4. Wellness center.
 5. In addition to the above, any office-research facility not inconsistent with the above, that is similar in purpose, function, character and effort.
[Amended 10-15-2015 by Ord. No. 2249]

b. Accessory Buildings and Uses including:

1. Private garage space for the storage of vehicles operated exclusively as part of a permitted use which is located on the same site.
2. Signs subject to the provisions of this chapter.
3. Fences and hedges subject to the provisions of this chapter.
4. Other customary accessory uses and structures which are clearly incidental to the principal structure and use.

c. Conditional Uses. The following conditional uses are permitted upon approval of the Planning Board in accordance with the special conditions of this chapter.

1. Child day-care centers.
2. Satellite antenna dishes greater than two meters in diameter.
[Amended 8-21-1996 by Ord. No. 1746]
3. Wireless telecommunications tower and antenna.
[Added 6-17-1998 by Ord. No. 1799]
4. Assembly and/or fabrication of light machinery or products.
[Added 4-14-2008 by Ord. No. 2093]

§ 21-41.2 Development Standards.

[Adopted 1-8-1992 by Ord. No. 1564]

The O-1/40 Office-Research Zone specified herewith shall be occupied only as indicated in the Schedule in Article XVII of this chapter which is as follows:

a. Principal Buildings.

1. Minimum lot size: 40,000 square feet.
2. Minimum lot width: 200 feet.
3. Minimum lot depth: 100 feet.
4. Minimum front yard setback (measured from the future street R.O.W.): 100 feet from N.J. Route 35 35 feet from any other street.
5. Minimum rear yard setback: 20 feet.
Where an O-1/40 Zone abuts a lot in a single family residential zone, a minimum rear yard of 25 feet shall be required.
6. Minimum side yard setback: 12 feet one side; 50% of lot width both sides combined.
Where an O-1/40 Zone abuts a lot in a single family residential zone, a minimum side yard of 25 feet shall be required.
7. Maximum lot coverage: 27% of buildable lot area.
8. Maximum Floor area ratio: 30% of total lot area.
9. Minimum gross floor area: 3,500 square feet.
10. Maximum building height: 35 feet.
11. Minimum distance between buildings shall be no less than the height of the highest of the two buildings.

- b. Accessory Buildings. Accessory buildings shall be set back one foot for each one foot of building height, but not less than 25 feet from a property line, except where the yard abuts a residential zone, the building shall meet all the setback requirements of a principal building. Accessory buildings are not permitted in the required front yard.

§ 21-41.3 Other Provisions and Requirements.

[Adopted 1-8-1992 by Ord. No. 1564]

- a. Off-street parking and loading is required subject to regulations and conditions specified in this chapter.
- b. Landscaping must be provided in subject to the regulations of this chapter.
- c. No materials, raw or finished, shall be stored in any yard or open area.

§ 21-42 O-1/80 OFFICE-RESEARCH-LIMITED COMMERCIAL ZONE.

[Adopted 1-8-1992 by Ord. No. 1564]

The purpose of the O-1/80 Office-Research-Limited Commercial Zone is to provide for the development of general offices, professional offices, medical/dental offices, research related uses, and limited retail and service uses in the Township of Ocean on lots of 80,000 square feet or larger; to provide for compatible land use relationships; to restrict the emission of any environmental pollutants; and to provide for the safe and efficient flow of vehicles to and from the sites within the zone and adjacent areas. It is the intent of this zone to encourage the consolidation of smaller lots into conforming lots where practicable. It is not the intent to prohibit the development of lots of less than 80,000 square feet where consolidation is not possible.

§ 21-42.1 Permitted Uses.

[Adopted 1-8-1992 by Ord. No. 1564]

A building may be erected, altered or used and a lot or premises may be occupied and used for any of the following purposes:

- a. Principal Permitted Uses shall include office and research related facilities including:
 1. Office buildings for executive or administrative purposes, professional or general offices, and medical or dental offices.
 2. Laboratories similar to the following but not including manufacturing: biological, chemical, dental, pharmaceutical and general research.
 3. Data processing and computer operations.
 4. In addition to the above, any office-research facility consistent with the above, that is similar in purpose, function, character and effort.
- b. Accessory Buildings and Uses including:
 1. Private garage space for the storage of vehicles operated exclusively as part of a permitted use which is located on the same site.
 2. Signs subject to the provisions of this chapter.
 3. Fences and hedges subject to the provisions of this chapter.
 4. Other customary accessory uses and structures which are clearly incidental to the principal structure and use.
- c. Conditional Uses. The following conditional uses are permitted upon approval of the Planning Board in accordance with the special conditions of this chapter.
 1. The following limited retail and service uses are permitted: