

O1 - OFFICE 1



§ 152.051 PURPOSE AND INTENT.

The purpose and intent of the O1-Office 1 Zone is to provide for office uses on small lots and which shall create a transition zone between residential uses and more intensive commercial or industrial uses.

(Ord. 945-99, passed 9-13-99)



§ 152.052 PERMITTED USES.

(A) Offices of a recognized profession, including but not limited to medicine, social services, finance, accounting, insurance, real estate, law, engineering, architecture and planning, but not to include other licensed occupations, such as barbering, general contracting or public movers.

(B) Banks chartered under state or federal law.

(Ord. 945-99, passed 9-13-99)



§ 152.053 CONDITIONAL USES.

(A) Administrative offices of commercial and industrial partnerships, companies or corporations are permitted as conditional uses in the O1-Office 1 Zone if the conditions in § [152.053](#)(B) below are met.

(1) No sales of a retail or wholesale nature shall be permitted on the premises.

(2) No warehousing or storage of materials or equipment, including the storage of vehicles, other than the incidental storage of office supplies or records, shall be permitted on the premises.

(B) Farming provided that the following conditions are met:

(1) Minimum lot size: 5 acres.

(2) No additional clearing of vegetation other than grass may occur for such use.

(3) No retail sales permitted from the lot (i.e. farm stands) unless and until final site plan approval in accordance with Chapter 156 has been granted for such retail use and only if retail uses are otherwise permitted in the zone.

(Ord. 945-99, passed 9-13-99; Am. Ord. 07-2000, passed 3-13-00)



§ 152.054 DENSITY.

No residential dwelling units shall be permitted in the O1-Office 1 Zone.

(Ord. 945-99, passed 9-13-99)



§ 152.055 BULK STANDARDS.

(A) Minimum lot size: 12,500 square feet.

(B) Minimum lot frontage: 100 feet.

(C) Setbacks:

(1) Minimum front yard setback:

- (a) 100 feet from any state right-of-way.
- (b) 50 feet from any county right-of-way.
- (c) 30 feet from any other right-of-way.

(2) Minimum rear yard setback:

- (a) 75 feet from any residentially zoned property.
- (b) 30 feet from any other property.

(3) Minimum side yard setback:

- (a) 75 feet from any residentially zoned property.
- (b) 10 feet from any other property.

(D) Minimum buffer width and location: 25 feet within the setback from any residentially zoned property.

(E) Maximum height limitation: two and one half stories, not to exceed 35 feet.

(F) Maximum impervious coverage: 60%.

(G) Maximum clearing limit: No more than 70% of the lot area shall be cleared of vegetation for the purpose of construction; provided, however, if the existing cleared area exceeds 70% of the lot area or the existing vegetation is immature and may be re-established in a relatively short period of time, compliance with this section may be waived by the reviewing board to promote the purpose of this chapter.

(H) Minimum parking setbacks:

(1) Front yard setbacks:

- (a) 50 feet from any state right-of-way.
- (b) 20 feet from any other right-of-way.

(2) 25 feet from any residentially zoned property.

(3) 15 feet from any other rear property line.

(4) 10 feet from any other side property line except that zero feet may be permitted where cross easements for parking are provided and maintained.

(I) A minimum of 25% of entire tract on which the development being proposed will be completed shall be set aside as contiguous open space. Of the 25%, no more than 50% shall be wetlands as designated by the New Jersey Department of Environmental Protection.

(Ord. 945-99, passed 9-13-99)



§ 152.056 ZONE SPECIFIC DESIGN STANDARDS.

All utilities shall be located underground unless, after due consideration of plans, testimony and other submissions, the reviewing board waives strict compliance with the requirements of this section in order to promote the purposes of this chapter.

(Ord. 945-99, passed 9-13-99)