

Subdivision XXV. OP Office Park District

Sec. 62-1266. Purpose.

The intent of the OP office park district is to permit planned office zoning for portions of the U.S. Route 1 corridor and to define new design standards for buffers, [building](#) orientation, and solid waste/recycling containers in all office and commercial zones. (Ord. No. 6-98, § 3(175-92.1(A)), 3-17-1998)

Sec. 62-1267. Uses permitted.

The following uses are permitted in the OP office park district:

- (1) Professional offices.
- (2) Medical offices, including HMO facilities and medical laboratories.
- (3) Banks.
- (4) Health clubs.
- (5) Fitness centers and dance studios.
- (6) Travel agencies.
- (7) Medical service and retail medical supply.
- (8) Duplicating or office supply service.
- (9) Product demonstration, display or showroom facilities.
- (10) Conference or training centers.
- (11) [Family](#) recreation facilities.
- (12) Nursing homes.
- (13) Extended stay lodging facilities.
- (14) Child care centers.
- (15) Assisted living facilities.
- (16) Laboratory or research facilities. (Ord. No. 6-98, § 3(175-92.1(B)), 3-17-1998)

Sec. 62-1268. Area, yard and density requirements.

Area, yard and [density](#) requirements in the OP office park district are as follows:

- (1) Minimum [lot](#) area: three acres.
- (2) Minimum [lot](#) width: 300 feet.
- (3) Minimum [lot](#) depth: 500 feet.
- (4) Minimum front [setback](#): 100 feet. A minimum of 100 feet shall be provided along Route 1 after dedication of right-of-way allowing for widening.
- (5) Minimum side [setback](#): 25 feet or the [height](#) of the [building](#), whichever is greater.
- (6) Minimum rear [setback](#): 50 feet.
- (7) Maximum [building height](#): 35 feet.
- (8) Maximum [building](#) coverage: 25 percent.
- (9) Maximum [lot](#) coverage: 55 percent.
- (10) Parking and parking setbacks are as follows:
 - a. No parking or accessory structures are permitted in front of the side and rear yards.
 - b. No [building](#) or parking shall be located within 100 feet of a residential zone district boundary line. (Ord. No. 6-98, § 3(175-92.1(C)), 3-17-1998; Ord. No. 81-03, § 1, 9-16-2003)

Sec. 62-1269. Roofs.

All buildings in the OP office park district shall have a pitched roof or facade treatment, such that, when viewed in elevation, it gives the appearance of a pitched roof. (Ord. No. 6-98, § 3(175-92.1(D)), 3-17-1998)

Sec. 62-1270. Signs.

Signs in the OP office park district shall be limited to ground signs only as described in division 7 of this article. (Ord. No. 6-98, § 3(175-92.1(E)), 3-17-1998)

Sec. 62-1271. Off-street parking and loading requirements.

(a) No parking shall be permitted in the front [setback](#) area in the OP office park district. This area shall be landscaped in a manner as approved by the [planning board](#).

(b) All buildings in C-2, C-3, OR and OP zones shall face the public roadways, and there shall be no service areas, loading/unloading areas facing public roadways. (Ord. No. 6-98, § 3(175-92.1(F)), 3-17-1998)

****Webmasters Note:** The previous sections, 62-1231(e) through 62-1271(b), have been amended as per Supplement No. 22.

Sec. 62-1272. Buffer area.

(a) In any zoning district other than residential, C-1 and C-4, [land](#) within 100 feet of the boundary of a residential or mixed-use district shall be known as a buffer area. In the C-1 district, [land](#) within 30 feet of the boundary of a residential or mixed-use district shall be known as a buffer area which shall include a berm a minimum of five feet in [height](#) plus landscaping sufficient to screen all nonresidential activities. In the C-2, OR, OP, I-2 and I-3 Districts, [land](#) within 200 feet of the boundary of a residential or mixed [use](#) district shall be known as a "buffer area," which shall include a berm a minimum of ten feet in [height](#) plus landscaping sufficient to screen all nonresidential activities. The berm should be undulating and its geometric form (e.g., sloped sides) should be varied to provide for a less rigid and more natural appearance, but in no instance shall the slope of the berm exceed a 3:1 (width to [height](#)) ratio.

(b) No driveways, parking areas, loading areas, storage areas, buildings or structures shall be located within the buffer areas. [Stormwater](#) management facilities shall not be located within 50 feet of the boundary of a residential or mixed-use district. Nothing in this [section](#) shall be construed to prohibit direct driveway access from a [street](#). The buffer areas shall be comprised of [existing](#) vegetation and/or shall be landscaped in such a manner so as to provide an effective visual screen between uses.

(c) For new residential subdivisions and residential [site plan](#) applications, lands within 200 feet of property containing an active railroad line shall be required to meet the 200 foot "buffer area" requirement. For railroad buffers, top of berm must have four rows of staggered evergreen plantings. If [existing](#) trees compromise [disturbance](#), areas may be supplemented by evergreen plantings at the discretion of the board. Fencing may also be required at the discretion of the board.

All required buffer widths set forth in this [section](#) may be increased at the discretion of the board, where environmental noise studies indicate [existing](#) or estimated future sound levels that warrant an increase of the required buffer width for protection of the public health, quality of life, and general welfare of the township. (Ord. No. 6-98, § 3(175-92.1(G)), 3-17-1998; Ord. No. 19-00, app. A, 4-18-2000)

Sec. 62-1273. Solid waste and recycling.

In the OP office park district, all solid waste and recycling containers shall be enclosed in a manner as required by the health [department](#) and must be screened from view and located so that noise and lighting from servicing vehicles shall not be noticeable from residential properties. (Ord. No. 6-98, § 3(175-92.1(H)), 3-17-1998)