**92-97 HO- HIGHWAY AND OFFICE DISTRICT**

Purpose. This zone is located to offer an opportunity to develop low-coverage, one-story structures for low intensity nonresidential uses situated in the vicinity of the Village of Ringoes and along Route 202. As an alternative, cluster residential development is also permitted. It is intended that the siting of structures and the design of open space and yard areas shall advance the goal of establishing a "green belt" design around the historic Village of Ringoes. Strip retail and highway commercial uses and uses with extensive lighting and signing are specifically not intended for this zone. Controlled access to Route 202 shall be required by such means as common, adjoining parking lots and/or marginal service road in an effort to conserve energy through designs that promote the conservation of energy by trying to reduce energy consumption. It is also intended that these provisions maximize the utilization of renewable energy resources.

[**B.**](https://ecode360.com/10037144#10037144)

Permitted principal uses shall be as follows:

[**(1)**](https://ecode360.com/10037145#10037145)

Offices, financial institutions.

[Amended 3-8-2001 by Ord. No. 01-02]

[**(2)**](https://ecode360.com/10037146#10037146)

Mortuary.

[**(3)**](https://ecode360.com/10037147#10037147)

Medical and dental offices, medical clinic and veterinary hospital.

[**(4)**](https://ecode360.com/10037148#10037148)

Indoor swim clubs, indoor tennis courts, bowling alleys, skating rinks and gymnasia.

[**(5)**](https://ecode360.com/10037149#10037149)

Cluster residential development as permitted in the Residential District.

[**(6)**](https://ecode360.com/10037150#10037150)

Feed grain, farm machinery and farm supplies and other businesses that support agriculture.

[**(7)**](https://ecode360.com/10037151#10037151)

Nursery supplies outlets.

[**(8)**](https://ecode360.com/10037152#10037152)

Farms and agriculture uses as regulated in the **[Amwell Valley Agricultural District](https://ecode360.com/attachment/EA1837/EA1837-092c%20Amwell%20Valley%20Agricultural%20District.pdf%22%20%5Ct%20%22_blank)**.

[**(9)**](https://ecode360.com/10037153#10037153)

Wireless telecommunications antennas on existing structures, subject to minor site plan approval.

[Added 9-11-1997 by Ord. No. 97-20; amended 12-30-2002 by Ord. No. 02-22]

[**(10)**](https://ecode360.com/10037154#10037154)

Retail farm markets according to the standards in § [**92-97H**](https://ecode360.com/10037177#10037177).

[Added 11-12-1998 by Ord. No. 98-25]

[**(11)**](https://ecode360.com/10037155#10037155)

House(s) of worship.

[Added 3-13-2003 by Ord. No. 03-02]

[**C.**](https://ecode360.com/10037156#10037156)

Accessory uses shall be as follows:

[**(1)**](https://ecode360.com/10037157#10037157)

Off-street parking and loading.

[**(2)**](https://ecode360.com/10037158#10037158)

Wireless telecommunications antennas on existing structures, subject to minor site plan approval.

[Added 9-11-1997 by Ord. No. 97-20; amended 12-30-2002 by Ord. No. 02-22]

[**(3)**](https://ecode360.com/14914467#14914467)

Minor solar or photovoltaic energy facilities or structures; provided, however, that in the case of a roof-mounted system, the photovoltaic solar panels and all necessary equipment shall not extend more than 12 inches above the edge of the roofline or above the highest point of the roof surface or structure, and provided further that ground-mounted systems shall comply with the requirements of § [**92-101**](https://ecode360.com/14914507#14914507) of this chapter.

[Added 2-10-2011 by Ord. No. 11-02; amended 5-2-2011 by Ord. No. 11-07]

[**D.**](https://ecode360.com/10037159#10037159)

Conditional uses.

[Added 9-11-1997 by Ord. No. 97-20; amended 12-30-2002 by Ord. No. 02-22]

[**(1)**](https://ecode360.com/10037160#10037160)

Wireless communication towers as principal or accessory uses, subject to minor site plan approval, and provided that the application complies with § [**92-80**](https://ecode360.com/10036721#10036721) herein, and provided that the following further conditions are met:

[**(a)**](https://ecode360.com/10037161#10037161)

An applicant to construct a wireless telecommunications tower shall present documentary evidence regarding the need for cellular antennas within the Township of East Amwell. This information shall identify the cellular network layout and coverage areas to demonstrate the need for such equipment within the Township.

[**(b)**](https://ecode360.com/10037162#10037162)

An applicant proposing to erect a new wireless telecommunications tower shall provide documentary evidence that a legitimate attempt has been made to locate the antennas on existing building or structures. Such evidence shall include a radio frequency engineering analysis of the potential suitability of existing buildings or structures in the search area for such antennas. Efforts to secure such locations shall be documented through correspondence between the wireless telecommunications provider and the property owner of the existing buildings or structures. The Township reserves the right to engage a professional radio frequency engineer to review such documentation.

[**(c)**](https://ecode360.com/10037163#10037163)

Applicants proposing to construct new wireless telecommunications towers shall document the locations of all existing telecommunications towers within East Amwell Township and surrounding areas with coverage in the Township and shall provide competent testimony by a radio frequency engineer regarding the suitability of potential locations in light of the design of the wireless telecommunications network. Where a suitable location on an existing tower is found to exist, but an applicant is unable to secure an agreement to collocate its equipment on such tower, the applicant shall provide written evidence of correspondence with the owner of such tower verifying that suitable space is not available on the existing tower(s).

[**(d)**](https://ecode360.com/10037164#10037164)

When an applicant to construct a wireless telecommunications tower demonstrates to the satisfaction of the reviewing agency that suitable locations on existing buildings or structures either do not exist or are not available, the applicant may erect a new telecommunications tower suitably constructed and finished so as to blend with the rural environment, according to the following requirements:

[**[1]**](https://ecode360.com/10037165#10037165)

Minimum lot size: 10 acres.

[**[2]**](https://ecode360.com/10037166#10037166)

Minimum setback of tower and equipment compound from any property line: 200 feet or two times the height of the tower, whichever is greater.

[**[3]**](https://ecode360.com/10037167#10037167)

Maximum tower height:

[**[a]**](https://ecode360.com/10037168#10037168)

Multiple vendors: 120 feet.

[**[b]**](https://ecode360.com/10037169#10037169)

Single vendor: 100 feet.

[**(e)**](https://ecode360.com/10037170#10037170)

No wireless telecommunications towers shall be erected within 1,000 feet of any of the following:

[**[1]**](https://ecode360.com/10037171#10037171)

Any residence not located on the subject property.

[**[2]**](https://ecode360.com/10037172#10037172)

Public buildings, such as municipal buildings, public and private schools, libraries, senior citizen centers, public parks and playgrounds and houses of worship.

[**(f)**](https://ecode360.com/10037173#10037173)

Wireless telecommunications towers shall not be erected with in 2,500 feet of any historic district or any historic site listed or designated as eligible for listing on the National and/or State Register of Historic Places.

[**(2)**](https://ecode360.com/14914468#14914468)

Major solar or photovoltaic energy facilities or structures in accordance with § [**92-100**](https://ecode360.com/14914470#14914470).

[Added 2-10-2011 by Ord. No. 11-02]

[**E.**](https://ecode360.com/10037174#10037174)

Area, yard and bulk regulations.[**[1]**](https://ecode360.com/10037142#ft10037174-1)

[[1]](https://ecode360.com/10037142#ref10037174-1)

*Editor's Note: The Area, Yard and Bulk Regulations Schedule for the*[***HO-Highway and Office District***](https://ecode360.com/attachment/EA1837/EA1837-092g%20HO-Highway%20and%20Office%20District.pdf)*is included at the end of this chapter.*

[**F.**](https://ecode360.com/10037175#10037175)

Buffers. The buffer areas for nonresidential uses shall adhere to the requirements of § [**92-46**](https://ecode360.com/10036103#10036103), Buffers and landscaping plans, and § [**92-63**](https://ecode360.com/10036515#10036515), Off-street parking and loading.

[**G.**](https://ecode360.com/10037176#10037176)

Maximum floor area ratio (FAR) = 0.15.

[**H.**](https://ecode360.com/10037177#10037177)

Retail farm markets. A retail farm market is permitted in the Highway Office Zone subject to the following provisions (which, to the extent that they conflict with any other requirements for the [**HO-Highway and Office District**](https://ecode360.com/attachment/EA1837/EA1837-092g%20HO-Highway%20and%20Office%20District.pdf), shall supersede such other requirements):

[Added 11-12-1998 by Ord. No. 98-25]

[**(1)**](https://ecode360.com/10037178#10037178)

Sale of products more typically found in a convenience store, such as cigarettes, lottery tickets, newspapers, magazines, toiletries, supermarket brand name products, and significant inventories of canned and packaged goods, is not permitted. Sales of local newspapers and house and garden magazines are permitted.

[**(2)**](https://ecode360.com/10037179#10037179)

Sale of products such as building construction materials, home improvement materials and farm and household machinery and services is not permitted.

[**(3)**](https://ecode360.com/10037180#10037180)

Building height shall not exceed 35 feet. A gable roof design is encouraged to give the building a more traditional appearance.

[**(4)**](https://ecode360.com/10037181#10037181)

The maximum floor area of the retail farm market shall not exceed 7,000 square feet. No more than 5% of the total floor area shall be devoted to tables and chairs for the on-site consumption of food. On-site consumption of beer and wine is prohibited.

[**(5)**](https://ecode360.com/10037182#10037182)

Buffers shall be provided, in accordance with § [**92-46**](https://ecode360.com/10036103#10036103), wherever the side or rear lot lines of the farm market abut a residential use or zone.

[**(6)**](https://ecode360.com/10037183#10037183)

Driveway access shall be provided by at least one driveway with a minimum width of 24 feet, and no driveway shall be located closer than 75 feet to an adjoining lot.

[**(7)**](https://ecode360.com/10037184#10037184)

Off-street parking shall be provided at the ratio of one space per 200 square feet of floor area and shall be located no closer than 50 feet to any lot line.

[**(8)**](https://ecode360.com/10037185#10037185)

Hours of operation of the retail farm market shall be limited to the period from 8:00 a.m. to 9:00 p.m.

[**(9)**](https://ecode360.com/10037186#10037186)

Outdoor sales and display area shall not exceed 50% of the lot area but in no case shall exceed three acres. Impervious cover shall not exceed 25% of the lot area, not to exceed a maximum of 1.5 acres.

[**(10)**](https://ecode360.com/10037187#10037187)

Site plan approval shall be required to construct, expand or modify a farm market.

[**(11)**](https://ecode360.com/10037188#10037188)

One freestanding sign not exceeding 20 feet in height shall be permitted for each retail farm market. A freestanding sign shall not exceed 32 square feet and shall be located no closer than 75 feet to a side lot line and 25 feet to a street right-of-way, and shall not be located in any sight triangle. In addition, one attached sign not exceeding 20 square feet shall be permitted, provided that it is located upon and affixed to the retail farm market. Permitted signs shall also comply with § [**92-72**](https://ecode360.com/10036588#10036588). No signage may advertise that deli-type products, sandwiches or coffee are available for sale.

[**(12)**](https://ecode360.com/10037189#10037189)

Any area used for the parking of trucks or other commercial vehicles shall be situated at least 150 feet from any residential lot lines.

[**(13)**](https://ecode360.com/10037190#10037190)

Compressors or fans used at the retail farm market or used at associated facilities such as greenhouses shall be situated so that a suitable visual barrier exists between the compressors and fans and any residence within 500 feet.

[**(14)**](https://ecode360.com/10037191#10037191)

If a greenhouse is associated with a farm market, the total floor area ratio and impervious coverage standards of the [**HO-Highway and Office District**](https://ecode360.com/attachment/EA1837/EA1837-092g%20HO-Highway%20and%20Office%20District.pdf) shall apply to the combination of the greenhouse(s) and the retail farm market.