

Chapter 19. Land Development

Article 19-400. Zoning District Regulations

§ 19-409. PRO Professional and Research Office.

A. Principal permitted uses on the land and in buildings.

[Amended 4-4-2001 by Ord. No. 2001-03; 10-19-2005 by Ord. No. 2005-16]

- (1) Farms, provided that the farm use itself shall have a minimum lot size of five acres and provided further that a farm may have a single-family detached dwelling situated thereon only if the farm is at least six acres in size. Moreover, any single-family dwelling situated on a farm shall be subject to the requirements specified for detached dwellings within the R-5 Single-Family Residential Zoning District, except that the minimum lot size requirement of five acres shall not apply to detached dwellings situated on farms.
- (2) Banks with drive-through facilities.
- (3) Conservation areas, open space, public parks, playgrounds and public purpose uses.
- (4) Offices and office buildings.
- (5) Child-care centers, licensed by the New Jersey Department of Human Services.
- (6) Research laboratories as conditional uses under N.J.S.A. 40:55D-67. (See § **19-601** for conditions and standards.)
- (7) Cellular antennas as conditional uses under N.J.S.A. 40:55D-67. (See § **19-601** for conditions and standards.)
- (8) Public utility uses as conditional uses under N.J.S.A. 40:55D-67. (See § **19-601** for conditions and standards.)
- (9) Bed-and-breakfast uses as conditional uses under N.J.S.A. 40:55D-67. (See § **19-601** for conditions and standards.)

B. Accessory uses permitted.

- (1) Off-street parking. (See Subsection **19-409F** hereinbelow for zoning requirements and § **19-511** for design requirements.)
- (2) Fences and walls. (See § **19-505** for design requirements.)
- (3) Off-street loading. (See Subsection **19-409G** hereinbelow for zoning requirements and § **19-511** for design requirements.)
- (4) Storage buildings.
- (5) Signs. (See Subsection **19-409H** hereinbelow for zoning requirements and § **19-516** for design requirements.)

- (6) Employee cafeterias, provided the cafeteria is limited to serving the employees and guests of the principal use designated on the site plan as approved by the Board.
- (7) Satellite dish antennas as conditional uses under N.J.S.A. 40:55D-67. (See § 19-601 for conditions and standards.)
- (8) Child care centers, licensed by the New Jersey Department of Human Services, and located within permitted nonresidential uses.
- (9) Structures incidental to a farm such as barns and packing, grading and storage buildings for produce raised on the premises; fences; buildings for the keeping of permitted poultry and livestock; and garages for the keeping and maintaining of trucks and other equipment used in farm operations are permitted when accessory to a permitted farm use, provided that any building which is accessory to a farm shall be set back from any property line at least twice the distance of the height of the accessory building or 100 feet, whichever is less.
- (10) Temporary construction trailers and one sign not exceeding 32 square feet, advertising the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a construction permit and concluding one month after the issuance of a certificate of occupancy, provided said trailer(s) and sign are on the site where the construction is taking place, are not on any existing or proposed street or easement, and are set back at least 30 feet from all street and lot lines. There shall be at least one working telephone in the trailer.

C. Maximum building height.

- (1) No principal building shall exceed 30 feet in height and 2.5 stories;
- (2) No accessory building shall exceed 25 feet in height and two stories; and
- (3) The exceptions to height limits specified in § 19-402C of this chapter shall apply as applicable.

D. Area and yard requirements for the PRO District.
[Amended 10-19-2005 by Ord. No. 2005-16]

Principal Building Minimum	Individual Uses
Lot area	2 ac.
Lot frontage	250'
Lot width	250'
Lot depth	250'
Side yard (each)	50' ^[1]
Front yard	75'
Rear yard	50' ^[1]
Accessory Building Minimum	
Distance to side line	20'
Distance to rear line	20'
Distance to other building	20'
Maximum	
Floor area ratio	0.2
Lot coverage	40% ^[2]

TWO FOOTNOTES TO § 19-409D

^[1]The minimum principal building setback shall be at least 200 feet and the minimum setback from any parking, circulation, loading or other paved or improved area shall be 100 feet where the property line abuts a residential district or use.

TWO FOOTNOTES TO § 19-409D

^[2]An additional 10% shall be permitted if impervious pavement in a form acceptable to the Township Engineer is used for the additional coverage.

E. General requirements.

- (1) One building may contain more than one principal use of the same use category, provided that each use occupies a minimum gross floor area of 1,000 square feet and that the combined off-street parking requirements for all uses are met. The maximum permitted size of any principal building shall not exceed 30,000 square feet. However, more than one principal building may be permitted on any lot, provided that a nonlinear appearance is created with staggering setbacks and angled orientations between buildings.
[Amended 10-19-2005 by Ord. No. 2005-16]
- (2) Unless otherwise specifically approved by the Board as part of a site plan application, no merchandise, product, equipment or similar material or objects shall be displayed or stored outside. Where merchandise, products, equipment or similar material or objects are approved by the Board to be displayed or stored outside, the materials shall be suitably screened to be obscured from view from adjacent residential uses and must be situated within the property lines of the principal use.
- (3) All areas not utilized for buildings, parking, loading, access aisles and driveways or pedestrian walkways shall be suitably landscaped with grass, shrubs, ground cover, or trees and shall be maintained in good condition.
- (4) At least the first 50 feet adjacent to any street line or property line shall not be used for parking, vehicular circulation and/or loading and shall be planted and maintained with landscaping. Moreover, at least the first 25 feet along the common boundary with a residential zoning district line shall be utilized as buffer screening as defined in § 19-203 and described in § 19-507C of this chapter.
- (5) All buildings shall meet the following design requirements:
 - (a) All buildings shall be compatibly designed, whether constructed all at one time or in stages over a period of time.
 - (b) All building walls facing any street or residential use and/or residential zoning district shall be suitably finished for aesthetic purposes.
 - (c) All buildings shall be consistent and in keeping with the prevailing rural character of the Township. Buildings shall have dual-pitched single-ridged roofs. Flat roofs shall be prohibited.
 - (d) Buildings shall be suitably finished on all sides for aesthetic purposes in a manner consistent with the surface materials existing within the neighborhood and shall be compatible in scale and design with the surrounding area.

F. Off-street parking. Each individual use shall provide parking spaces according to the following minimum provisions. Where a permitted use of land includes different specific activities with different specific parking requirements, the total number of required parking spaces shall be obtained by computing individually the parking requirements for each different activity and adding the resulting numbers together.

- (1) Child care centers shall provide parking at a ratio of one parking space per employee plus one additional parking space for every eight children. Adequate spaces shall be provided for the loading and unloading of children which shall take place on-site and not in the public right-of-way.
- (2) All other uses shall provide off-street parking in accordance with the following:
 - (a) One space per 200 square feet of gross floor area used for offices or sales; plus

- (b) One space per 500 square feet of gross floor area used for research and manufacturing; plus
 - (c) One space per 1,000 square feet of gross floor area used for storage; and
 - (d) Any activity that does not fit any of the above categories shall be provided adequate off-street parking, as testified to by the applicant and as approved by the Board during site plan review.
- (3) Parking areas for individual uses shall be designed to be interconnected with adjacent properties, whenever possible, and shall utilize common entrance(s) and exit(s), where feasible, in order to minimize access points to the street.
 - (4) See § **19-511** for the design requirements for nonresidential uses.

G. Off-street loading.

- (1) Each principal building shall provide at least one off-street loading space at the side or rear of the building or within the building. Each loading space shall be at least 15 feet in width by 40 feet in length, with adequate ingress and egress from a public street and with adequate space for maneuvering. Additional spaces may be necessary and required dependent upon the specific activity. There shall be no loading or unloading from the street.
- (2) There shall be at least one trash and garbage pickup location, including provisions for recyclable materials, provided by each building. The location shall be separated from the parking spaces by either a location within the building or in a pickup location outside the building which shall be a steel-like, totally enclosed container located in a manner to be obscured from view from parking areas, streets and adjacent residential uses or zoning districts by a fence, wall, planting or combination of all three. If located within the building, the doorway may serve both the loading and trash/garbage functions and, if located outside the building, it may be located adjacent to or within the general loading area(s), provided that the container in no way interferes with or restricts the loading and unloading functions.

H. Signs.

- (1) Each principal building may have one major sign, either freestanding or attached, in accordance with the following:
 - (a) The sign shall not exceed an area equivalent to 5% of the front facade of the principal building or 75 square feet, whichever is less; and
 - (b) If freestanding, the sign shall be set back at least 25 feet from all street and property lines and shall not exceed 10 feet in height or the height of the principal building, whichever is less.
- (2) Where a principal use occupying at least 1,000 square feet of segregated area has direct access from the outside, an additional sign identifying the name of the activity also shall be permitted in accordance with the following:
 - (a) The sign shall not exceed 10 square feet in area, and the square footage of the sign shall not be counted in any calculation of permitted sign area; and
 - (b) The sign shall be attached flat against the building at the entrance to the activity.
- (3) See § **19-516** for design requirements.