

17.04.040E Office Zones

Development controls, limitations and regulations are hereby established for the following office zones.

17.04.040E.1 O-1 General Office District

(a) Intent:

The intent and purpose of this district is to provide for the expansion and preserve the integrity of the large-scale office development uses.

(b) Principal Permitted Uses:

(1) Professional and general office buildings.

(c) Permitted Accessory Uses:

(1) Parking decks and garages;

(2) Uses and activities that are service-oriented to employees and located within the principal structure, including the following:

- a. Banks;
- b. Cafeterias;
- c. Business services.

(d) Conditional Uses:

Subject to the additional standards and conditions as specified within Subsection 17.04.070 of this chapter.

1. **Day Care Centers and Nursery Schools in the O-1 District**

- a. All day care centers, including nursery schools, shall be licensed by the State of New Jersey Department of Human Services;
- b. Child care center shall meet the requirements set forth in Subchapter 5, Physical Facility Requirements of the Manual of Standards for Childcare Facilities, issued by the State of New Jersey Department of Human Services, Division of Youth and Family Services;
- c. The minimum lot size is one (1) acre or more;
- d. Parking areas, driveways and drop off areas shall be screened and buffered from adjoining properties which are zoned or used as residential. This buffer shall include a six (6) feet high solid fence together with a perimeter that shall be a landscaped or natural buffer, and shall be a minimum of ten (10) feet wide. Vehicles, such as buses and vans must be stored in a garage;
- e. On-site traffic circulation must be adequate to allow children to be dropped off safely and not cause grid locking, stacking or otherwise impede the flow of traffic on the street which services the site;
- f. Signage shall not be of a type normally associated with commercial use such as mobile, flashing or neon. Signage shall be limited to one (1) façade sign with a surface area not exceeding eight (8) square feet;
- g. There shall be a ten (10) feet wide landscaped buffer between the required outdoor play area and any residential dwellings. The outside play area shall be secured with

fencing, minimum four (4) feet height, with one (1) lockable emergency access gate provided;

- h. Child Care Center Parking. One (1) off-street space per two hundred (200) square feet gross floor area, plus two (2) spaces for every employee on the maximum shift; plus a paved unobstructed pick-up space with adequate stacking area shall be provided in addition to standard driveway and parking requirements. A safe pedestrian walkway system through parking areas to the building entrance, with a safety zone a minimum of ten (10) feet in width between parking spaces and the front of the building entrance, shall be provided in addition to standard driveway and parking requirements.

(e) Bulk and Height Regulations:

As specified in the bulk schedule at the end of this section and elsewhere within Subsection 17.04.050 of this chapter.

(f) Design Regulations:

- (1) Compact, dense, vertical office development is recommended for this zone in order to preserve open space and environmentally sensitive lands elsewhere.

(g) Parking:

- (1) Off-street parking space, together with appropriate access thereto, shall be provided on the same lot as the building it is intended to serve in accordance with the standards and conditions of Section 17.05 of this chapter;
- (2) Off-street parking space may be located in the front, side and rear yards; provided, however, that no parking space may be located nearer than fifteen (15) feet to any side or rear lot line, nor shall the end of the parking space be within twenty (20) feet of any street line, and further provided that complete building perimeter parking is prohibited.

(h) Signage:

As specified within Subsection 17.06 of this chapter.

17.04.040E.2 HI Hospital Institutional District

(a) Intent:

The intent and purpose of this district is to allow for the planned development and orderly expansion of institutional use and commercial-related facilities to serve the institutional complex and area. Further, the existence of residential, retail and office uses are specifically recognized and the requirements of the zone are also designed to protect said uses from unwarranted, deleterious impacts caused as a result of hospital expansion;

(b) Principal Permitted Uses:

- (1) Medical and surgical hospitals, medical centers, health centers, and other medically related facilities;
- (2) Child care facilities;
- (3) Nursing, or convalescent homes;
- (4) Medical offices, clinics or laboratories;
- (5) Educational, research and training centers associated with medical facilities;
- (6) Institutional housing units which are owned by a medical or surgical hospital, a medical center or an entity owned by such hospital or medical center and which are utilized for the purpose of providing housing for interns, residents, medical students or other hospital staff.
- (7) Retail uses permitted within the C-1 Neighborhood Commercial District.
- (8) General and professional offices

(c) Permitted Accessory Uses:

- (1) Parking decks and garages
- (2) Uses customary and/or associated with the operation and administration of the principal permitted use.

(d) Conditional Uses:

None.

(e) Bulk and Height Regulations:

- (1) The maximum height of any building or addition to any building shall not exceed 50 feet in height unless the following building setback standards are met:

| Building Height | Setback |
|------------------------|----------------|
| 0 – 50 ft | 0 feet |
| >50 – 100 ft | 15 feet |
| >100 ft | 25 feet |

- (2) Parking garages are exempt from the above height restrictions. However, in no case shall the height of a parking garage exceed ten (10) stories. Existing buildings greater than eight (8) stories in height are exempt from the above setback requirements in the case where an addition is proposed on top of said building. In no case shall any building exceed twelve (12) stories in height;
 - (3) The minimum lot size for construction of any hospital related facility shall be ten thousand (10,000) square feet;
 - (4) The minimum required front yard and side yard setbacks shall be ten feet (10'), except that in cases where the minimum setbacks are not provided, open space areas shall be provided in accordance with the below provisions of this subsection.
- (f) Design Regulations:
- (1) Open space areas which provide direct access to pedestrians from the public right-of-way are encouraged to the maximum extent feasible. Said open space areas shall be designed in such a fashion as to encourage pedestrian activity. This shall be accomplished through the provision of certain amenities, including but not limited to benches, tables, fountains, walkways, trees, plants and gardens.
 - (2) No building façade which faces a public right-of-way shall have on the ground floor any wall greater than fifty feet (50') in length without providing for variations in said wall by providing glass windows or by providing glass doors which allow general public accessibility to the building from the street. The provision of other architectural features such as cornices, overhangs and like decorative features is also encouraged. Accessibility to the ground floor of buildings in as many locations as is practical and feasible is encouraged;
 - (3) Treatment of the facades of all buildings shall be designed to compliment existing building facades and designs as much as possible;
 - (4) Skywalks/pedestrian bridges are prohibited. The intent of this regulation is to encourage pedestrian activity to the greatest extent possible on the streets within the HI Hospital Institutional District
- (g) Parking:
As specified within Subsection 17.05 of this chapter.
- (h) Signage:

Signage shall be exempt from the provisions of Subsection 17.06 of this chapter; however, all proposed signage must be approved by the Planning Board at the time of site plan approval or must be subsequently approved by the technical advisory committee

17.04.040.E.3 D-HI Downtown Hospital – Institutional District

(a) Intent:

The intent and purpose of this district is to allow for the planned development and orderly expansion of institutional use and commercial-related facilities to serve the institutional complex and area. Further, the existence of residential, retail and office uses are specifically recognized and the requirements of the district are also designed to protect said uses from unwarranted, deleterious impacts caused as a result of hospital expansion.

(b) Principal Permitted Uses:

- (1) Medical and surgical hospitals, medical centers, health centers, and other medically related facilities;
- (2) Child care facilities;
- (3) Nursing, or convalescent homes;
- (4) Medical offices, clinics or laboratories;
- (5) Educational, research and training centers associated with medical facilities;
- (6) Institutional housing units which are owned by a medical or surgical hospital, a medical center or an entity owned by such hospital or medical center and which are utilized for the purpose of providing housing for interns, residents, medical students or other hospital staff;
- (7) Retail uses as permitted in the C-1 Neighborhood Commercial District;
- (8) General and professional offices.

(c) Permitted Accessory Uses:

Uses customary and/or associated with the operation and administration of the principal permitted use.

(d) Conditional Uses:

None.

(e) Bulk and Height Regulations:

- (1) The maximum height of any building or addition to any building shall not exceed 50 feet in height unless the following building setback standards are met:

| Building Height | Setback |
|------------------------|----------------|
| 0-50 ft. | 0 feet |
| >50 – 100 ft. | 15 feet |
| >100 ft. | 25 feet |

- (2) Parking garages are exempt from the above height restrictions. However, in no case shall the height of a parking garage exceed ten (10) stories. Existing buildings greater than eight (8) stories in height are exempt from the above setback requirements in the case where an addition is proposed on top of said building. In no case shall any building exceed twelve (12) stories in height;
 - (3) The minimum lot size for construction of any hospital related facility shall be forty thousand (40,000) square feet;
 - (4) The minimum required front yard and side yard setbacks shall be ten feet (10'), except that in cases where the minimum setbacks are not provided, open space areas shall be provided in accordance with the below provisions of this subsection.
- (f) Design Regulations:
- (1) Open space areas which provide direct access to pedestrians from the public right-of-way are encouraged to the maximum extent feasible. Said open space areas shall be designed in such a fashion as to encourage pedestrian activity. This shall be accomplished through the provision of certain amenities, including but not limited to benches, tables, fountains, walkways, trees, plants and gardens;
 - (2) No building façade which faces a public right-of-way shall have on the ground floor any wall greater than fifty feet (50') in length without providing for variations in said wall by providing glass windows or by providing glass doors which allow general public accessibility to the building from the street. The provision of other architectural features such as cornices, overhangs and like decorative features is also encouraged. Accessibility to the ground floor of buildings in as many locations as is practical and feasible is encouraged;
 - (3) Treatment of the facades of all buildings shall be designed to compliment existing building facades and designs as much as possible;
 - (4) Skywalks/pedestrian bridges are prohibited. The intent of this regulation is to encourage pedestrian activity to the greatest extent possible on the streets within the D-HI Overlay District.
- (g) Parking:
As specified within Subsection 22-5 of this chapter.
- (h) Signage:
Signage shall be exempt from the provisions of Subsection 22-6 of this chapter; however, all proposed signage must be approved by the Planning Board at the time of site plan approval or must be subsequently approved by the technical advisory committee.