

ARTICLE XIX

OP OFFICE PARK DISTRICT

1901. PURPOSE. To provide a planned business park setting for multiple office buildings and support services enhanced by open space and landscape amenities. To create a controlled business district as a transition between Industrial/Commercial Districts and Agricultural or Residential zones. To encourage buildings that relate in scale and materials to adjacent buildings.

1902. PERMITTED BY RIGHT USES. Only the following uses are permitted by right in the OP District, provided that all uses are served by public water supply and that the requirements for specific uses in Article XV are met:

A. The following uses within the requirements of this District:

1. Business offices; realty, travel, insurance or medical
2. Financial Institution*
3. Professional Practice offices such as law, medicine, engineering or architecture or other similar uses
4. Nursery School/Child Day Care Center, as principal or accessory uses*
5. Municipal Offices or Governmental Buildings
6. Public or Private Primary or Secondary School*
7. Cultural/Community Center*
8. Essential Services**
9. Veterinary Offices/Small Animal Hospital*
10. Crop farming
11. Nursing Home*
12. Personal Care Center*
13. Trade School
14. Accessory Use or Structure clearly customary and incidental to a permitted by right, approved special exception or conditional use.** This also includes parking garages plus paved parking and loading areas.

*See additional requirements in Section 1502.

**See additional requirements in Section 1503.

1903. SPECIAL EXCEPTION USES. Only the following are permitted by special exception in the OP District, provided that the requirements for specific uses in Article XV are met:

1. Photo Processing
2. Place of Worship*

*See additional requirements in Section 1502.

1904. CONDITIONAL USES. Only the following use is a permitted conditional use in the OP District, provided that the requirements for this use in Article XV are met:

- A. Emergency Services Station*
- B. Other commercial (non-retail) services

*See additional requirements in Section 1502.

1905. SPECIFICALLY PROHIBITED USES. All uses not specifically permitted are prohibited, unless their allowance is clearly implied in the determination of the Zoning Hearing Board by a very close similar use. The following uses are very specifically prohibited in the OP District as principal and accessory uses.

- 1. Auto Service Station
- 2. Supermarkets
- 3. Convenience/Retail Stores
- 4. Car Wash
- 5. All types of Restaurant
- 6. Residential dwellings

1906. LOT & SETBACK REGULATIONS. The following lot and setback regulations shall apply to uses in the OP District, unless a more restrictive requirement is stated in Article XV (for a particular use) or elsewhere in this Ordinance.

- A. Number of Uses. Maximum of 8 principal uses per lot.
- B. Minimum Lot Area.
 - Use with both Public Water and Public Sewer 65,340 square feet
 - Use with Public water and On-Lot Sewage Disposal 87,120 square feet
- C. Minimum Lot Width. 175 feet, except 250 feet along the future right-of-way of any lot created after the adoption of this Ordinance that has its own driveway(s) or accessway(s) entering directly onto an arterial street.
- D. Minimum Lot Depth. 250 feet
- E. Maximum Building Coverage. 35%
- F. Maximum Impervious Coverage. 70%
- G. Maximum Building Size – Buildings shall be limited to a maximum size of 9,000 square feet per Floor.
- H. Minimum Front Yard Setback. 40 feet from the future street right-of-way.

- I. Minimum Side Yard Setback. 20 feet, except 60 feet for side yards along the lot line of an abutting existing dwelling or residential district.
 - J. Minimum Rear Yard Setback - 50 feet (for both principal and accessory structures and uses.)
 - K. Minimum Separation Between Buildings on the Same Lot – 40 feet, measured between the closest exterior walls of adjoining buildings.
 - L. Maximum Height - 40 feet with a maximum of 2 stories
 - M. Shared Parking and Driveways Sharing of off-street parking and drive-ways by adjoining uses is strongly encouraged. See Section 1701.B. for possible reduction of off-street parking requirements.
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1907. ADDITIONAL REQUIREMENTS.

- A. Parking. See Article XVII.
- B. Signs. Internally illuminated signage is prohibited. All signs shall be constructed of wood, stone or brick, and shall be illuminated by flood or spot lighting that shines away from public streets and residential zoning districts or existing dwellings. See Article XVIII for all other signage regulations.
- C. Site Plan Review. See Section 1411.A., which requires site plan review by the Planning Commission for nonresidential building expansions.
- D. Off-Street Parking and Paving Setback. See Section 1703.
- E. Buffer Yard and Evergreen Screening.
 - 1. A twenty (20) foot wide planting strip shall be provided along all side and rear property lines abutting all Districts.
 - 2. A twenty (20) foot wide planting strip shall be provided along the front, or street property line.
 - 3. Except as regulated above, all planting strips shall conform to Township Landscaping standards.
 - 4. In lieu of interior planting strips as required in Section 1907.E. above, an overall landscape plan may be used, subject to review and approval by the Planning Commission and Board of Supervisors.