

15-30. - OL OFFICE-LABORATORY DISTRICT

15-30.1. - Purpose.

The purpose of this zone district is to encourage office and laboratory research centers designed with a low scale campus-type theme.

15-30.2. - Permitted uses.

A. *Principal uses.*

1. Offices for professional or business use, including executive, engineering, scientific and research and development.
2. Laboratories devoted exclusively to research, product development and testing, engineering development, and sales development.
3. Any form of agriculture or horticulture, including the storage, processing or sale of farm products where produced.
4. Commercial recreational activities provided that the entire use takes place within a building with suitable acoustical construction so as to abate noise beyond the buildings walls.
5. For lots with frontage on major arterial roadways, shared or common driveways to access any adjacent, neighboring, or rear lots are permitted to minimize the number of curb cuts.

B. *Accessory uses.*

1. Uses on the same site which are accessory to the laboratory, business and professional offices, including garages for storage of company motor vehicles; parking facilities; maintenance and utility shops for the upkeep and repair of buildings and structures on the site and equipment used on the site; central heating and power plants for furnishing heat and energy to structures on the site only, water drainage, sewerage, fire protection and other utility facilities; educational facilities for training and study connected with the operation and activities of the owner or tenant; buildings for storage of documents, records, testing research and experimental equipment; communication facilities including antenna masts; clinics; cafeterias; sundry shops for the retail sale of articles to trainees and employees limited to 1,500 square feet gross floor area; recreational facilities; living quarters for custodians or caretakers.
2. Customary agricultural accessory uses as set forth in section 15-12.3, Agricultural Uses. A farm as defined herein may sell the products of its own commercial agriculture and agricultural products produced off-site on a year round basis from a permanent structure constructed in accordance with all applicable federal, state and local requirements. Site plan

approval shall be required prior to the construction of any such permanent structure and off-street parking spaces shall be provided as required in this chapter. Structures for the sale of agricultural products shall be set back a minimum of 35 feet from any street sideline.

C. Conditional uses, pursuant to the requirements in section 15-35.

1. Institutional uses, government uses and public utility facilities.
2. Commercial greenhouses.
3. Assisted living facilities.
4. Hotels and hotels/conference centers.
5. Outdoor recreational activities associated with commercial recreational activities conducted within a building (except for firearm shooting ranges) provided that the outdoor activities are not located within 300 feet of a residential property line and that the abutting residential properties are protected from sounds associated with such outdoor recreational activities.

(Ord. No. 1-02, § 1, 2-7-2002; Ord. No. 8-02, §§ 5, 6, 2-21-2002; Ord. No. 17-06, § 4, 8-3-2006; Ord. No. 06-21, § 12, 3-4-2021)

15-30.3. - Prohibited uses.

Any use other than those listed above is prohibited and, in addition, the following uses are specifically prohibited:

- A. Any type of residential use unless clearly incidental or accessory to the permitted principal use on the same lot.
- B. Any retail or wholesale commercial operation unless specifically permitted in the Commercial Design Standards.
- C. Any manufacturing or industrial operation.
- D. Any operation except permitted recreational activities conducted outside the confines of a building, unless said operation is properly and adequately screened in accordance with an approved site plan.

15-30.4. - Area and bulk requirements.

- A. Lot area: 10 acres.
- B. Minimum frontage: Each lot shall have at least 400 feet of continuous frontage on an improved public road, meeting Township road standards and standards specified in this ordinance and the Randolph Township Master Plan, as amended and supplemented, except that the frontage along county roads shall be improved in accordance with the applicable standards for county roads.
- C.

Minimum setback: No part of any structure shall be closer than 100 feet to any property line nor closer than 200 feet to any public road or street nor closer than 300 feet to any single-family residential zone district or use. Parking areas, as required by this chapter, shall be permitted in any yard provided said parking area is at no point closer than 50 feet to any property line nor closer than 100 feet to any single-family residential zone district or township boundary line. The building setback requirements of this paragraph shall not apply to structures having a floor area of less than 200 square feet and used solely to provide shelter for personnel concerned with the control of access to the premises.

- D. Maximum height: No structures shall have a height exceeding 50 feet or 4 stories, provided however that an additional one foot of height may be permitted by the Planning Board for each additional 10 feet of set back beyond the minimum established in section 15-30.4C up to a maximum 10 feet or one story in height. The aggregate roof area covered by roof structures (above the principal roof) shall not exceed 15 percent of the total roof area.
- E. Maximum floor area ratio: .20.
- F. Maximum impervious surface coverage: 65 percent of the lot area.
- G. There shall be no direct access from any development in the OL Zone to a minor residential street.

(Ord. No. 17-06, § 5, 8-3-2006; Ord. No. 9-07, § 2, 5-3-2007; Ord. No. 06-21, §§ 13, 14, 3-4-2021)