

## § 115-94. OC (Office Campus) Overlay District.

[Added 11-12-1993 by Ord. No. 266-1993]

A.

Within the OC Overlay District, no lot, land, building or structure shall be erected, altered, developed or used unless such action complies with the schedule in § 115-77 and all standards and regulations set forth in this chapter.

B.

Permitted principal uses shall be as follows:

(1)

Business offices not involving retail sales, retail services or personal services.

(2)

Medical or dental clinic or laboratory.

(3)

Research and engineering activities involving technical investigations or study for product development and similar activities.

(4)

An office building with 5,000 square feet or more of gross floor area may utilize a portion of the first floor, not to exceed 25% of the gross floor area of the office building, for types of retail trade which are ancillary to the office use and/or service office workers. Such retail use must be located on the first floor of the office building and shall not be permitted in a separate building on the site. The types of retail uses permitted include:

(a)

Restaurants and luncheonettes, but not including drive-in restaurants or restaurants which depend largely on take-out service for off-premises consumption.

(b)

Delicatessens, bakeries, and confectionery stores, but not including self-service food markets (supermarkets) or meat and poultry markets.

(c)

Personal service establishments, such as barbershops, beauty shops, tailoring and dressmaking shops and dry-cleaning shops, but not including self-service laundries, dancing and music schools, day nurseries or radio, television or appliance repair shops.

(d)

Drugstores, stationery supplies, tobacco and periodical stores and specialty shops, but not including department stores, junior department stores, hardware stores, plumbing supply shops or appliance stores.

(e)

Other retail uses which are normally and/or continually utilized by offices and office workers during normal working hours and do not primarily service the nonoffice worker and/or evening shopper.

(5)

Combinations of two or more of the above permitted uses in one principal building.

(6)

Accessory uses customarily incidental to any permitted principal use, as per § 115-110.1.

[Amended 11-24-2008 by Ord. No. 14-2008; 10-22-2018 by Ord. No. 63-2018]

(7)

Retail.

[Added 10-22-2018 by Ord. No. 63-2018]

(8)

Personal services.

[Added 10-22-2018 by Ord. No. 63-2018]

(9)

Restaurants (with or without drive through facilities).

[Added 10-22-2018 by Ord. No. 63-2018]

(10)

Life sciences (biopharmaceutical and medical device industries) and other similar uses.

[Added 10-22-2018 by Ord. No. 63-2018]

(11)

Hotels and motels.

[Added 10-22-2018 by Ord. No. 63-2018]

(12)

Accessory uses customarily incidental to any permitted principal use, as per § **115-110.1**.

[Added 10-22-2018 by Ord. No. 63-2018]

C.

Permitted conditional uses, subject to the provisions of Article **XII** of this chapter, shall be as follows:

(1)

Life-care facility or development (§ **115-133**).

(2)

Public service infrastructure (§ **115-125**).

(3)

Ministorage facilities (§ **115-134**).

(4)

Warehouses and flex buildings (§ **115-135**).

(5)

Business parks (§ **115-136**).

D.

Buffers and landscaping.

(1)

Landscaped buffers shall be provided as follows:

(a)

Adjacent to any street line, landscaped buffers shall be not less than 20 feet in width.

(b)

Along any common property line with a lot in a residential district, landscaped buffers shall be not less than 25 feet in width.

[Amended 4-23-2023 by Ord. No. 129-2023]

(c)

Along any common property line with a lot not in a residential district, landscaped buffers shall be not less than 20 feet in width.

(2)

Buffers may be comprised of earth berms, fences and landscaping, which shall be of a sufficient quantity and size to screen parked automobiles from the view of those at grade or first-floor level in adjacent homes and to prevent the shining of automobile headlights into the yards of adjacent property. In general, this buffer shall provide a visual screen between the parking areas in the immediate vicinity of the residentially zoned property and an elevation not less than six feet above the finished grade of the parking areas. In addition, shade trees shall be provided in the buffer at the rate of one per 1,000 square feet of buffer area.

(3)

Interior parking lot landscaping equal to or exceeding 4% of the gross square footage of the paved areas of the site used for drives and parking shall be provided. Such landscaping shall be provided in areas of not less than 150 square feet. Shrubbery shall be of less than four feet, and shade trees shall have foliage of six feet plus.

E.

All applications for development pursuant to the standards of this section shall require a public hearing and notification to the public in accordance with the requirements contained in N.J.S.A. 40:55D-12b.

F.

Other provisions and requirements.

(1)

Loading and unloading facilities shall be provided in accordance with § **115-100** and shall be on the same lot and in other than the required front yard so as to permit the transfer of goods on other than a public street.

(2)

Each use permitted in the OC District shall be served by a public sewage disposal system or by a private disposal system which meets state standards. Any private disposal system shall be so designed as will, in the opinion of the Township Engineer, enable the system to be efficiently connected to the prospective public disposal system when constructed.

(3)

Incidental outdoor storage shall be shielded from any street or adjacent residential zone by fencing, landscaping or other appropriate measure and in compliance with § **115-102**.

(4)

All streets within business parks shall be private, and there shall be adequate provisions for repair and maintenance so as to relieve the Township of Buena Vista from any responsibility for the upkeep of such streets.

(5)

No use shall be conducted in such a way as to discharge any treated or untreated industrial waste, except as shall be approved by Buena Vista Township and any applicable state agency having jurisdiction in such matters.

(6)

All buildings shall be compatibly designed, whether constructed all at one time or in stages over a period of time. All building walls facing any street or residential district shall be suitably finished for aesthetic purposes, which shall not include unpainted or painted block walls.

(7)

There shall be at least one trash and garbage pickup location provided by each building, which 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 the three. If located within the building, the doorway may serve both the loading and trash/garbage functions. If a container is used for trash/garbage functions and is located outside the building, it may be located adjacent to or within the general loading area, provided that the container in no way interferes with or restricts loading and unloading functions.

(8)

All portions of the property not utilized by buildings or paved surfaces shall be landscaped.

(9)

Not more than one point of ingress and/or egress shall be permitted within 250 feet of another point of ingress and/or egress, and in no case shall a development have more than two such points of ingress and/or egress on any one street frontage.

(10)

Minimum off-street parking as per the requirements contained in § **115-101**.

(11)

Permitted signs as per the requirements contained in § **115-105**.