

Article 14

O-A OFFICE-APARTMENT DISTRICT

Section 1401. PURPOSE.

The purpose of the O-A Office-Apartment District is to provide reasonable standards for the harmonious development of apartments, business and professional offices, and other uses and accessory uses which are compatible with high-density housing; to avoid undue congestion in the streets; and to otherwise create conditions conducive to carrying out these and the other purposes of this ordinance.

Section 1402. PERMITTED USES.

A building may be erected or used and a lot may be used or occupied, for any of the following uses:

- A. Residential uses. Dwellings other than multi-family, in existence at the time of the adoption of this Chapter, may be continued pursuant to the rule governing non-conforming uses.
- B. Multi-family dwellings, in conformance with the following:
 - 1. One (1) story buildings containing not more than eight (8) dwelling units
 - 2. Two (2) story buildings containing not more than twelve (12) dwelling units
 - 3. Three (3) story buildings containing not more than eighteen (18) dwelling units
 - 4. In any building in excess of three (3) stories, the number of dwelling units is not limited.
- C. Schools, public and private; colleges and universities.
- D. Congregate care residences
- E. Continuing care retirement communities
- F. Convalescent/nursing homes. *
- G. Hotels and motels.
- H. Fraternal, social and recreation clubs and lodges.
- I. Restaurants.
- J. Business, government or professional offices and office complexes.
- K. Offices for non-profit, social, fraternal, religious, political or civic organizations.
- L. Banks, credit unions, brokerages and other financial service offices.
- M. Health services, including medical and dental clinics and laboratories;

offices of licensed practitioners of the healing arts. *

- N. Commercial Health Clubs
- O. Studios for instruction in music, arts, science, radio, and television.
- P. Child day care centers. *
- Q. Group day care homes.
- R. Churches, places of worship.
- S. Libraries.
- T. Commercial recreation facilities. *
- U. Municipal recreation areas and facilities.
- V. Municipal buildings
- W. No impact, home-based businesses
- X. Public utility facilities
- Y. Telecommunication antennas (under twenty (20) feet in height). *
- Z. Timber harvesting. *
- AA. Accessory uses on the same lot with and customarily incidental to any of the above permitted uses.

An * indicates that additional regulations found in Article 19 apply.

Section 1403. CONDITIONAL USES.

The following conditional use and no others may be allowed by the Township Board of Commissioners after recommendations by the Planning Commission pursuant to the express standards and criteria set forth in Article 23 of this Ordinance.

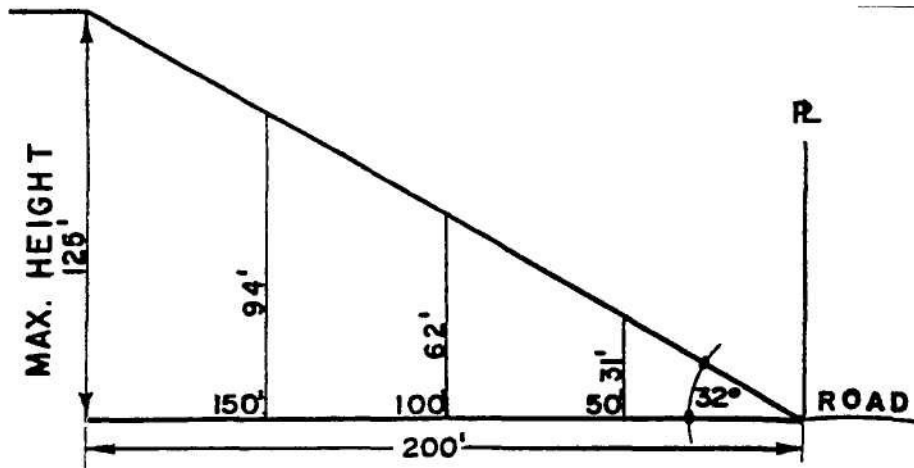
- A. Telecommunication Towers
- B. Telecommunication Antennas (greater than twenty (20) feet in height)
- C. Retail Stores; Personal Services

Section 1404. HEIGHT RESTRICTIONS WHEN ABUTTING RESIDENTIAL ZONE.

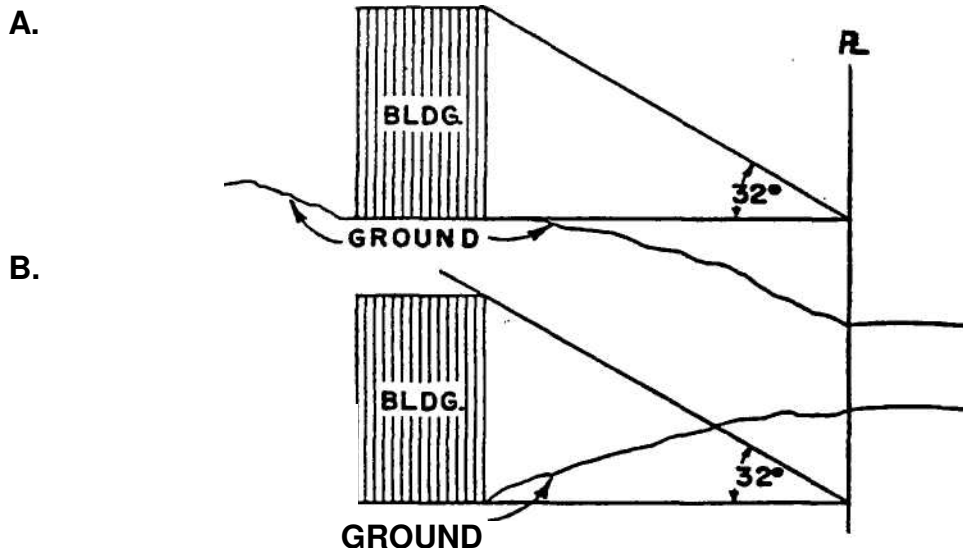
When a permitted use abuts any Residential District in the Township or in an adjacent municipality, the following height restrictions shall apply: an angle of 32 degrees shall be established at a point of the property line which abuts the Residential District or the adjacent right-of-way line of a street abutting the Residential District, as the case may be, measured from a horizontal plane having an elevation equal to the average elevation of the ground, after construction, along the entire side of the proposed building or structure nearest to the Residential District. The proposed building or structure may have any type or style of roof not otherwise prohibited, and may vary in its height, provided that it shall not intersect with or infringe upon the established 32-degree angle, and provided that its highest point, excluding chimneys, spires, towers, elevator penthouses, tanks, railings

and similar projections, shall not exceed 125 feet in height, measured from the aforesaid horizontal plane. The definition of "Building Height" found in Part 2 of this ordinance shall not be applicable to this Section 1404 (See Illustration 14-1).

Illustration 14-1 - Building Height Determinant



BUILDING HEIGHT DETERMINANT



A. TYPICAL CONDITION-GROUND ABOVE ROAD OR PROPERTY LINE.

B. TYPICAL CONDITION-GROUND BELOW ROAD OR PROPERTY LINE.

Section 1405. HEIGHT RESTRICTIONS WHEN NOT ABUTTING A RESIDENTIAL ZONE.

In all cases where Section 1404 is not applicable, no building shall be erected to a height in excess of one hundred twenty-five (125) feet.

Section 1406. LOT COVERAGE.

No more than sixty (60) percent of the area of the lot shall be covered by buildings, structures and other impervious surfaces.

Section 1407. MINIMUM SETBACKS, OFFICE USES.

Each lot shall have setbacks of not less than the distances indicated below. However, when the yard abuts a Residential District or residential use in the Township or an adjacent municipality, the abutting setback must be one hundred (100) feet and the buffer yard as required in Section 1901.B must be provided.

- A. Front - thirty (30) feet
- B. Side - fifteen (15) feet each
- C. Rear - twenty (20) feet

Section 1408. MINIMUM SETBACKS and YARD REGULATIONS, MULTI-FAMILY DWELLING USES.

Each lot shall have setbacks of not less than the distances indicated below. However, when the yard abuts a Residential District or residential use in the Township or an adjacent municipality,

the abutting setback must be one hundred (100) feet and the buffer yard as required in Section 1901.B must be provided.

- A. Front - thirty (30) feet
- B. Side - fifteen (15) feet each
- C. Rear - twenty (20) feet
- D. Interior yards - open space between buildings shall be provided as follows:
 - 1. When front to front, rear to rear, or front to rear, parallel buildings shall have fifty (50) feet between faces for one-story buildings, and five (5) additional feet for each additional story. If the front or rear faces are obliquely aligned, the above distances may be decreased a maximum of ten (10) feet at one end if increased by the same or a greater distance at the other end. Where service drives or bank grade changes or collector walks are introduced in this space, the yard distance shall be at least twenty-five (25) feet.
 - 2. Between end walls of buildings, a yard space of at least twenty-five (25) feet for each one-story building, and five (5) additional feet for each additional story, shall be required.
 - 3. Between end walls and front or rear faces of buildings a yard space of at least thirty (30) feet for one story, and five (5) for each additional story, shall be required.
 - 4. When two (2) adjacent buildings differ in the number of stories, the space shall be not less than one-half of the sum of the minimum required distance between two buildings of the lower height and two buildings of the greater height.

Section 1409. ADJOINING BUILDINGS.

In the case of a series of adjoining buildings or structures abutting and paralleling a public right-of-way, an open and unobstructed stabilized passage of at least twenty (20) feet in width shall be provided at grade level at intervals of not more than four hundred (400) feet. Common walls shall not be permitted between properties of separate ownership.

Section 1410. SIGNS.

Signs shall conform to the requirements of Article 20 of this Ordinance.

Section 1411. OFF-STREET PARKING.

Off-street parking shall be provided in accordance with the Article 21 of this ordinance.

Section 1412. BUFFERS AND SCREENING.

Buffer yards and screening shall be provided in accordance with the development standards outlined in Section 1901.B of this Ordinance.