

Township of Denville, NJ
Friday, May 6, 2016

Chapter 19. Land Use

Article 5. Zone Regulations

19-5.21. OB-4 OFFICE BUILDING DISTRICT.

19-5.2101. Primary intended use.

[Ord. No. 2-77, § 19-5.2101]

This zone is designed for the use of office buildings for professional and business occupancy situated in a campus-like setting with a minimum of interruption of the natural setting of the area. To this end, the standards established for this zone are designed to be the minimum required to achieve this objective while permitting maximum flexibility for reasonable development within the zone. Businesses engaged in the retail sales of goods or the repair and/or servicing of goods are expressly prohibited.

19-5.2102. Prohibited use.

[Ord. No. 2-77, § 19-5.2102]

Any use other than those listed in Subsection 19-5.2101 is prohibited.

19-5.2103. Required conditions.

[Ord. No. 2-77, § 19-5.2103; Ord. No. 28-81, § 9; Ord. No. 12-02, § 9]

In the OB-4 Office Building District, the following requirements shall be complied with:

- a. Height. No building shall exceed two stories provided the building is not higher than 28 feet.
- b. Front yard. There shall be a front yard setback of 100 feet. Off-street parking is not permitted in the front yard.
- c. Side yard. There shall be two side yards and no side yard shall be less than 100 feet. Off-street parking as regulated in Section 19-5.8 is permitted provided no parking area or access drive is closer than 25 feet to any property line, nor 10 feet to any building.
- d. Rear yard. There shall be a rear yard of at least 100 feet unobstructed by buildings or other permanent structures provided a fence may be permitted. Off-street parking as regulated in Section 19-5.8 is permitted in the rear yard provided no parking area or access drive is closer than 25 feet to any property line, nor 10 feet to any building.
- e. Special boundary line buffer area. Where a lot in the OB-4 Zone abuts a residential zone boundary line, buildings shall be set back 150 feet from such zone boundary and off-street parking and access

drives shall be set back 50 feet to establish a buffer area as defined herein. Said buffer area shall be suitably landscaped as approved by the Planning Board.

- f. Lot area. Each lot in the OB-4 Office Building District shall contain a minimum lot area of at least four acres and shall have a lot frontage at the front street property line of at least 400 feet.
- g. Maximum floor area ratio. The gross floor area of all floors of all buildings shall not exceed 25% of the total lot area.
- h. Landscaping. Those portions of all yards that are not used for off-street parking shall be planted and regularly maintained as approved by the Planning Board.
- i. Nuisances. No noise, smoke, fumes, glare, vibrations or odors shall be emitted from any structure or accessory use of the property.
- j. Access. Access to any lot may be only from a State highway.
Before the issuance of a building permit for any use within this zone, the Planning Board shall review and approve a site development plan of the proposed use and shall ascertain that all requirements of this article are complied with.

19-5.2104. Permitted accessory uses.

[Ord. No. 3-99, § 2]

Permitted accessory uses are established as follows:

- a. The installation of wireless telecommunications antennas on existing structures subject to minor site plan approval pursuant to Subsection 19-4.1405A, and consistent with visual compatibility requirements of Subsection 19-5.727 of this chapter.

19-5.2105. Permitted conditional uses.

[Ord. No. 3-99, § 2]

Permitted conditional uses are established as follows:

- a. Wireless telecommunications towers in compliance with Subsection 19-5.727a2, 3 and 4 and Subsection 19-5.1009 of this chapter.