

§ DRZ-606.9. Commercial/Medical Office CMO.

- a. Purpose. To provide an area for office buildings, medical offices, sports and physical fitness, and multifamily housing developments. **[Amended 7-19-2022 by Ord. No. 2605-22]**
- b. Permitted Principal Uses. **[Amended 10-2-2019 by Ord. No. 2543-19]**
 - 1. Offices.
 - 2. Wholesale business, light assembly and manufacturing, scientific and other research facilities, warehouses, and offices operated in connection with the foregoing uses.
 - 3. Medical offices.
 - 4. Ambulatory surgical facilities.
 - 5. Health and fitness facilities.
 - 6. Showrooms.
 - 7. Pet care and grooming.
 - 8. Indoor commercial recreation.
 - 9. Educational play centers.
 - 10. Instructional schools and studios.
 - 11. Multifamily housing development. **[Added 7-19-2022 by Ord. No. 2605-22]**
 - 12. Any combination of the permitted principal uses, except that multifamily housing developments shall not be combined with following permitted uses: **[Added 7-19-2022 by Ord. No. 2605-22]**
 - (a) Wholesale business, light assembly and manufacturing, scientific and other research facilities, warehouses, and offices operated in connection with the foregoing uses.
 - (b) Ambulatory surgical facilities.
- c. Accessory Uses. **[Amended 7-19-2022 by Ord. No. 2605-22]**
 - 1. Parking and loading areas, including off-street structured facilities within the building (i.e., at or below grade).
 - 2. Indoor and outdoor residential amenity space, except for rooftop decks and other rooftop amenities.
 - 3. Sustainable building and site design features, such as but not limited to roof-mounted solar-energy-generating facilities, green roof, and electric vehicle supply equipment.
 - 4. Any other use which is subordinate and customarily incidental to multifamily housing developments, and the use of which is limited to building occupants and management.

5. Any other use which is subordinate and customarily incidental to a nonresidential use.

d. Conditional Uses.

1. Houses of Worship. Houses of worship shall be subject to the following conditional use standards:
 - (a) Minimum lot area: 40,000 square feet.
 - (b) Minimum lot width: 200 feet.
 - (c) Maximum building coverage: 40%.
 - (d) Buildings shall be set back a minimum of 50 feet from any property line.
 - (e) Steeples, spires, belfries, minarets and other similar building ornamentation shall be exempt from the maximum building height requirement for the CMO Zone; provided, however, that the height of such appurtenances shall not exceed 50 feet.
2. Private Schools. Private schools shall be subject to the following conditional use standards:
 - (a) Minimum lot area: 40,000 square feet.
 - (b) Minimum lot width: 200 feet.
 - (c) Maximum building coverage: 40%.
 - (d) Buildings shall be set back a minimum of 50 feet from any property line.
3. Commercial Off-Premises Outdoor Advertising Signs. Commercial off-premises outdoor advertising signs (i.e. billboards) shall be permitted subject to the following conditions designed to minimize the aesthetic impacts of such signs on the Township's residential zone districts. **[Ord. No. 2410-13]**
 - (a) No more than one commercial off-premises outdoor advertising sign (double-sided) shall be permitted on any lot, either as a single principal use or as a second principal use.
 - (b) No part of any commercial off-premises outdoor advertising sign shall be located within 750 feet of a residential zone district, nor within 1,000 feet of another commercial off-premises outdoor advertising sign.
 - (c) No part of any commercial off-premises outdoor advertising sign shall be located more than 100 feet from the right-of-way of Interstate 78.
 - (d) No part of any commercial off-premises outdoor advertising sign shall exceed 50 feet in height as measured from the existing ground elevation around the sign support structure.
 - (e) The sign area shall not exceed 672 square feet, per sign face, nor shall any sign face exceed a vertical dimension of 14 feet, nor a horizontal dimension of 48 feet.

- (f) Commercial off-premises outdoor advertising signs shall comply with the setback requirements of paragraph e below.
- e. Area and Setback Requirements.
1. Minimum lot area: 30,000 square feet.
 2. Minimum lot width: 150 feet.
 3. Minimum lot depth: 150 feet.
 4. Minimum front setback: 24 feet.
 5. Minimum side and rear setback: 12 feet, except when abutting a residential district, in which case the setback shall be a minimum of the building height. **[Amended 7-19-2022 by Ord. No. 2605-22]**
 6. Maximum floor area ratio: 50%.
 7. Maximum lot coverage: 75%.
 8. Maximum building height: **[Amended 7-19-2022 by Ord. No. 2605-22]**
 - (a) Nonresidential: 30 feet, two stories.
 - (b) Structures containing at least one full story of multifamily housing developments: 40 feet, three stories.
- f. Other Provisions. Off-street parking requirements shall not be provided within the front yard area. Off-street parking requirements may not be met in a parking structure, or under the building. Ground floor parking areas within building shall be screened from view from the street and from adjacent residential properties. Screening may be provided through the use of landscaping, fences, building walls, decorative grills and/or other measures. **[Ord. No. 2305-07, 2311-08, 2326-08]**
- g. Development Yield. **[Added 7-19-2022 by Ord. No. 2605-22]**
1. Maximum development yield for multifamily housing developments shall not exceed a density of 18 dwelling units per acre.
 2. All residential developments shall include an on-site affordable housing set-aside of 20% of the total number of units. The affordable housing units shall comply with the Township's affordable housing regulations and the Uniform Housing Affordability Control Rules (N.J.A.C. 5:80-26.1 et seq.), which shall control in the case of any conflicts with this section, as well as the NJ Fair Housing Act (N.J.S.A. 52:27D-301 et seq.). Compliance shall include but is not limited to the following: required bedroom and income distribution, with the sole exception that 13% of the affordable units within each bedroom distribution shall be required to be for very-low-income households earning 30% or less of median income pursuant to the Fair Housing Act, affordability controls of at least 30 years, phasing in compliance with N.J.A.C. 5:93-5.6(d), and affirmative marketing, including posting of all affordable units on the New Jersey Housing Resource Center website in accordance with P.L. 2020, c. 51.¹ Additionally,

the affordable units shall be integrated with the market-rate units. In buildings with multiple dwelling units, the affordable units shall be generally distributed within each building with market units, and the affordable units shall not be concentrated in separate buildings or in separate areas or floors from the market-rate units. The residents of the affordable units shall have full and equal access to all of the entryways, amenities, common areas, and recreation areas and facilities as the residents of the market-rate units.

1. Editor's Note: See N.J.S.A. 52:27D-321.3 et seq.