

CHAPTER 10

"C-2" SUBURBAN OFFICE DISTRICT

SECTION 10.0 DESCRIPTION AND PURPOSE. This district recognizes existing office developments at various locations in the Township and is intended to serve as a transitional area along major roadways and at major intersections to buffer adjacent residential land uses. It is also to serve as a useful and reasonable alternative to intensive retail and service uses particularly at the major intersections.

SECTION 10.1 PERMITTED USES. Within the "C-2" Suburban Office District, unless otherwise permitted under the provisions of this ordinance, no building or part thereof in the shall be used, erected, altered, or converted or the land used in whole or in part unless it is for the following or similar types of uses. Unless specifically authorized by the Planning Commission as a special use, all business, service or processing shall be conducted wholly within a completely enclosed building:

*Office and institutional uses including:*

1. Professional offices of doctors, dentists, lawyers, accountants, realtors, architects, engineers, business or financial consultants or other professionals, and corporate, executive, administrative, or sales offices including incidental sales of medical or dental aids
2. Offices and similar uses for municipal, state, federal, or other governmental agencies
3. Banks and other financial institutions with or without drive through.
4. Laboratories: dental and medical
5. Churches and other places of religious assembly

*Free standing Business and personal services limited to:*

6. Funeral parlors or mortuaries without residential living quarters.
7. Dance, art, music, photographic and similar professional studios
8. Travel agencies

*Incidental food service and personal and business services limited to:*

9. Cafeterias, coffee shops, or sandwich shops (excluding full-service restaurants) within multi-tenant office buildings when clearly incidental and oriented toward serving employees, clientele, or guests of the building's tenants
10. Print and copy shops, and fitness centers in multi-tenant office buildings when clearly scaled and oriented toward serving the tenants of the building.

*Other uses:*

11. Any principal use judged by the Planning Commission to be similar in character to the above uses.

SECTION 10.2 AUTHORIZED SPECIAL LAND USES. The uses of land and structures listed in this Section may be permitted as special land uses within the "C-2" Suburban Office District if approved by the Planning Commission as provided under the procedures Chapter 24 and subject to all general and specific standards applicable to the use contained there in.

1. Patio /al fresco dining facilities (see Sec. 24.13,B,1)
2. Crematories, mausoleums, cemeteries
3. Hospitals, Homes for the Elderly or Retired and state-licensed residential facilities (see Sec. 24.13,B)
4. Public libraries, museums
5. Essential service buildings and major service structures
6. Wireless communications facilities including antennas and towers exceeding 35 feet in height and all associated transmitters, receivers relays, and equipment shelters (see Sec. 24.13,B,17)
7. Colleges and universities
8. Parks, athletic grounds and athletic facilities provided that in addition to maintaining the required front and rear yard setbacks of the district, all buildings shall be located at least 50 feet from any side lot line
9. Child day-care centers, adult day-care centers (see Sec. 24.13,B)
10. Earth, sand and gravel mining and processing, commercial sod-or- topsoil removal (see Sec. 24.13,B,8)
11. Solid-waste landfill operations

SECTION 10.3 REQUIRED CONDITIONS. The use of property in this district for any authorized use:

1. Unless specifically authorized by the Planning Commission as a special use, all business, or service shall be conducted wholly within a completely enclosed building
2. Off-street parking shall be provided in accordance with the requirements of Chapter 28 of this Ordinance.
3. Landscaping shall be provided as regulated under Chapter 29.
4. Signs shall be regulated under Chapter 30.

SECTION 10.4 HEIGHT, AREA AND YARD REQUIREMENTS. Unless otherwise indicated, each building shall meet the following height, area, and yard requirements:

1. Building and structure height: No building or structure shall exceed a maximum of two and one-half stories or 35 feet in height, whichever is less, except as otherwise provided by this Ordinance.
2. Front yard: Each building shall have a front yard of at least 100 feet from the property line.
3. Side yards: Each building shall have minimum side yards of 30 feet on each side of each building, except that the width of the one side yard along a street on a corner lot shall be the same as the required front yard.
4. Rear yard: Each building shall have a rear yard of at least 50 feet, except that the rear yard adjacent to any residential zone shall be at least 75 feet.