

**CHAPTER XV**  
**"O-S" - OFFICE AND SERVICE DISTRICT**

(Ord. No. 13-79; 10/16/79)

(Ord. No. 09-01; 3/31/09)

(Ord. No. 11-89; 9/5/89)

(Ord. No. 21-03; 6/21/21)

(Ord. No. 96-03; 5/2/96)

(Ord. No. 23-08; 12/20/23)

**SECTION 15.01 DESCRIPTION AND PURPOSE.** This zoning district is intended to provide a location for office parks, office services, institutional facilities, research laboratories and similar facilities, which, while needing easy access to and from major traffic routes, are non-commercial and non-industrial in character.

**SECTION 15.02 PERMITTED USES.** Land, buildings, or structures in this zoning district may be used for the following purposes only:

(Ord. No. 21-03; 6/21/21)

- (a) Offices for the following professions and occupations: executive, administrative, scientific, scholarly artistic, architectural, engineering, insurance, accounting, law, secretarial services, drafting, designing, real estate offices, and sales representatives without sales of goods on premises.
- (b) Research, development, and testing laboratories and offices without manufacturing.
- (c) Radio and television studios.
- (d) Electronic data processing centers.
- (e) Medical and dental clinics and offices.
- (f) Photographic studios which only process on the premises photos and film taken in the studios.
- (g) Funeral homes or mortuaries.
- (h) Financial Institutions with or without drive-up windows, and loan or finance offices.
- (i) Telephone exchange buildings.
- (j) Studios for instruction, such as dance or music.
- (k) Nursing homes and hospitals.
- (l) Child day care centers, adult day care centers and nursery schools.
- (m) Governmental offices.
- (n) Schools for vocational training.
- (o) Antennas and towers not exceeding 35 feet in height subject to Section 2.42 herein. (Ord. No. 96-03; 5/2/96)
- (p) Any On-Site Use Wind Energy System, including Structure-Mounted Wind Energy Systems, which is 65 feet or less in total height subject to Section 2.46 herein. (Ord. No. 09-01; 3/31/09)

**SECTION 15.03 REQUIREMENTS.** All uses permitted in this zoning district, with the exception of vehicle parking areas, shall be conducted wholly within a completely enclosed building.

**SECTION 15.04 HEIGHT REGULATIONS.** No building or structure shall be more than thirty-five (35) feet in height.

**SECTION 15.05 YARD AND LOT WIDTH REQUIREMENTS.** No building or structure nor any enlargement thereof shall be hereafter erected unless the following yard and lot width requirements are maintained in connection with such building, structure, or enlargement:

- (a) **FRONT YARD** - There shall be a front yard of not less than fifty (50) feet. For a corner lot, through lot, or triple frontage lot, the setback along the principal street shall be the same as required for an interior lot while the setback along the secondary street and tertiary street shall be a minimum of twenty-five (25) feet. The Zoning Administrator shall determine which is the principal street and which is the secondary street. Generally, the principal street will have a greater volume of traffic than the secondary street. (Ord. No. 23-08; 12/20/23)
- (b) **SIDE YARD** -
  - (1) Where the side of a lot in this zoning district abuts upon the side of a lot in any R zoning district, the side yard abutting such lot shall be not less than fifty (50) feet; and
  - (2) A side yard of not less than fifteen (15) feet shall be required. (Ord. No. 23-08; 12/20/23)
- (c) **REAR YARD** -
  - (1) Where the rear of a lot in this zoning district abuts upon property in any R zoning district, there shall be a rear yard of not less than fifty (50) feet; provided, however, that where an alley separates the rear of a lot in this zoning district from an R zoning district lot, a maximum of twenty-five (25) feet of the width of the alley may be considered as part of the rear yard in determining depth; and
  - (2) In all other cases, there shall be a rear yard of not less than twenty-five (25) feet.
- (d) **LOT WIDTH** - The minimum lot width shall be one hundred (100) feet.

**SECTION 15.06 LANDSCAPE REQUIREMENTS.** Those yards which front on any street and the area between the edge of the street pavement and the property line, with the exception of paved driveways and parking areas, shall be used exclusively for the planting and growing of trees, shrubs, lawns, and other landscaping designed, planted, and maintained in an aesthetically pleasing

manner. All other unpaved areas of the lot shall also be landscaped and maintained.

**SECTION 15.07 SITE PLAN REVIEW.** A site plan review shall be provided for those uses as required by Chapter XVIII herein. (Ord. No. 11-89; 9/5/89)

**SECTION 15.08 GREENBELTS.** A greenbelt, as determined by the Alpine Township Landscape Guidelines, shall be erected and maintained on the side and rear of any O-S zone which abuts a residential or Rural Agricultural zone and such greenbelts shall also be required where an O-S zone or uses abut an existing nonconforming residential use. (Ord. No. 11-89; 9/5/89)

**SECTION 15.09 SPECIAL USES.** The following uses may be permitted as a special land use when approval is obtained from the Planning Commission. Such uses are subject to the provisions of Chapter 21 herein. (Ord. No. 96-03; 5/2/96) (Ord. No. 21-03; 6/21/21)

- (a) Antennas and towers exceeding 35 feet in height as regulated by Section 21.07.
- (b) Churches, synagogues, or similar houses of worship
- (c) Other similar office, business, or service enterprises if authorized by the Planning Commission as a special use and if the principal means of ingress and egress to the site is from a street classified as major arterial in the Township Master Plan. In considering such authorization, the Planning Commission shall consider the following standards:
  - (1) The size, nature and character of the proposed use;
  - (2) The proximity of the proposed use to adjoining properties;
  - (3) The parking facilities provided for the proposed use;
  - (4) Any traffic congestion or hazard which would be occasioned by the proposed use; and
  - (5) The effect of the proposed use on adjoining properties and the surrounding neighborhood.