

## DIVISION 7. - RO-1, RESTRICTED OFFICE DISTRICT

## Sec. 32-285. - Statement of purpose.

- (a) The RO-1 restricted office district is intended to permit those office and personal service uses which will provide modern office buildings in landscaped settings, adjacent to residential areas.
- (b) The intent of this district is to establish an appropriate district for uses which do not generate large volumes of traffic, traffic congestion and parking problems; and which will promote the most desirable use of land in accordance with the township's land use plan.

(Code 1992, § 19-306; Ord. No. 101, § 12.01, 3-23-1971)

## Sec. 32-286. - Permitted principal uses.

The following uses are permitted in an RO-1 district:

- (1) Office buildings resulting from any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales.
- (2) Medical or dental office, including clinics and medical laboratories.
- (3) Banks, credit unions, savings and loan associations.
- (4) Publicly owned buildings, public utility transformer stations and substations, telephone exchanges and public utility offices.
- (5) Business or private schools operated for a profit.
- (6) Photographic studios.
- (7) A veterinarian clinic for small animals, such as dogs, cats, birds and the like, provided that any treatment room, cage, pen or kennel facility is located within a completely enclosed, soundproof building and that such clinic is operated in such a way as to produce no objectionable odors outside its walls.
- (8) Accessory buildings and uses customarily incidental to any of the permitted principal uses.
- (9) Signs in accordance with section 32-688.

(Code 1992, § 19-307; Ord. No. 101, § 12.02, 3-23-1971; Ord. No. A38, § 2, 5-27-1987)

Sec. 32-287. - Permitted uses after special approval.

The following uses shall be permitted in the RO-1 district subject to the conditions hereinafter specified and subject to requirements of section 32-35 and section 32-586:

- (1) Pharmacy or apothecary shops; stores limited to corrective garments or bandages, optical company or restaurant may be permitted, provided, it is within the building to which it is accessory and does not have a direct outside entrance for customer use.
- (2) Private service clubs, fraternal organizations and lodge halls subject to the following:
  - a. The minimum lot area shall be one acre.
  - b. The site shall have at least one property line abutting a major thoroughfare.
  - c. All vehicular ingress and egress to the site shall be directly from a major thoroughfare.
- (3) Preschools, nursery schools, day nurseries, child care centers, including Montessori schools, operated for a profit or nonprofit but not including dormitories; provided that the following conditions are met:
  - a. Have primary means of ingress and egress directly on a major thoroughfare having or planned to have a right-of-way of 120 feet.
  - b. Minimum site size shall be three acres.
  - c. Only one principal building shall be permitted on site which may be used either as a school facility or as a combined school and residence for the person operating the school. In either case the building shall be designed in the character of a residence and be in harmony with adjacent residences in the surrounding neighborhood. Any building used in whole or in part for school purposes shall be located not less than 75 feet from any adjacent property line.
  - d.

That for each child so cared for, being in total of not more than 45 children on the premises at any one time, in addition to those in the family of the occupant if occupant lives on the premises, there is provided and maintained a minimum of at least 150 square feet of outdoor play area.

- e. Such play space shall have a total minimum area of not less than 5,000 square feet.
- f. Such play area shall not be located closer than 50 feet to any adjoining property line and within the yard space there shall be provided a greenbelt planted with plant materials in accordance with section 32-587, and shall include a continuous fence not in excess of six feet or less than four feet in height.
- g. The required front yard setback shall remain as open space unoccupied and unobstructed from the ground upward and shall not be used for off-street parking or outdoor playground space, except that landscaping, plant materials, sidewalks and vehicular access drives are permitted.
- h. Where a parking lot is provided, a greenbelt planted with plant materials in accordance with section 32-587, shall be provided along all sides of the parking area except for entrance and exit driveways.

(4) Churches, in accordance with section 32-589.

(Code 1992, § 19-308; Ord. No. 101, § 12.03, 3-23-1971; Ord. No. A35, § 12, 10-15-1986; Ord. No. A46, § 5, 3-16-1988; Ord. No. 101-A-64, § 4, 9-15-1993)

#### Sec. 32-288. - Site plan review.

For all uses permitted in an RO-1 district there must be site plan review as required under section 32-586.

(Code 1992, § 19-309; Ord. No. 101, § 12.04, 3-23-1971)

#### Sec. 32-289. - Area, height, bulk, placement requirements.

The area, height, bulk, and placement regulations in the RO-1 district shall be in accordance with the schedule of regulations, division of this article.

(Code 1992, § 19-310; Ord. No. 101, § 12.05, 3-23-1971)

Secs. 32-290—32-311. - Reserved.