



225 Righter Road

Roxbury Township, Morris County, NJ

Land For Sale

3+ level acres on corner

Signaled intersection

Busy commercial area

Located between two major shopping centers

No wetlands

Public sewer & water available

Prior approvals for 32,400 SF medical office building






Easy access to Route 10 East/West

Zoned OB (Office Business) with conditional uses of Planned Highway Area Commercial Development

LAND | CORNER LOT | PRICED TO SELL!

John J. Schilp, Senior Vice President | 973 463 1011 x174 | jschilp@naihanson.com

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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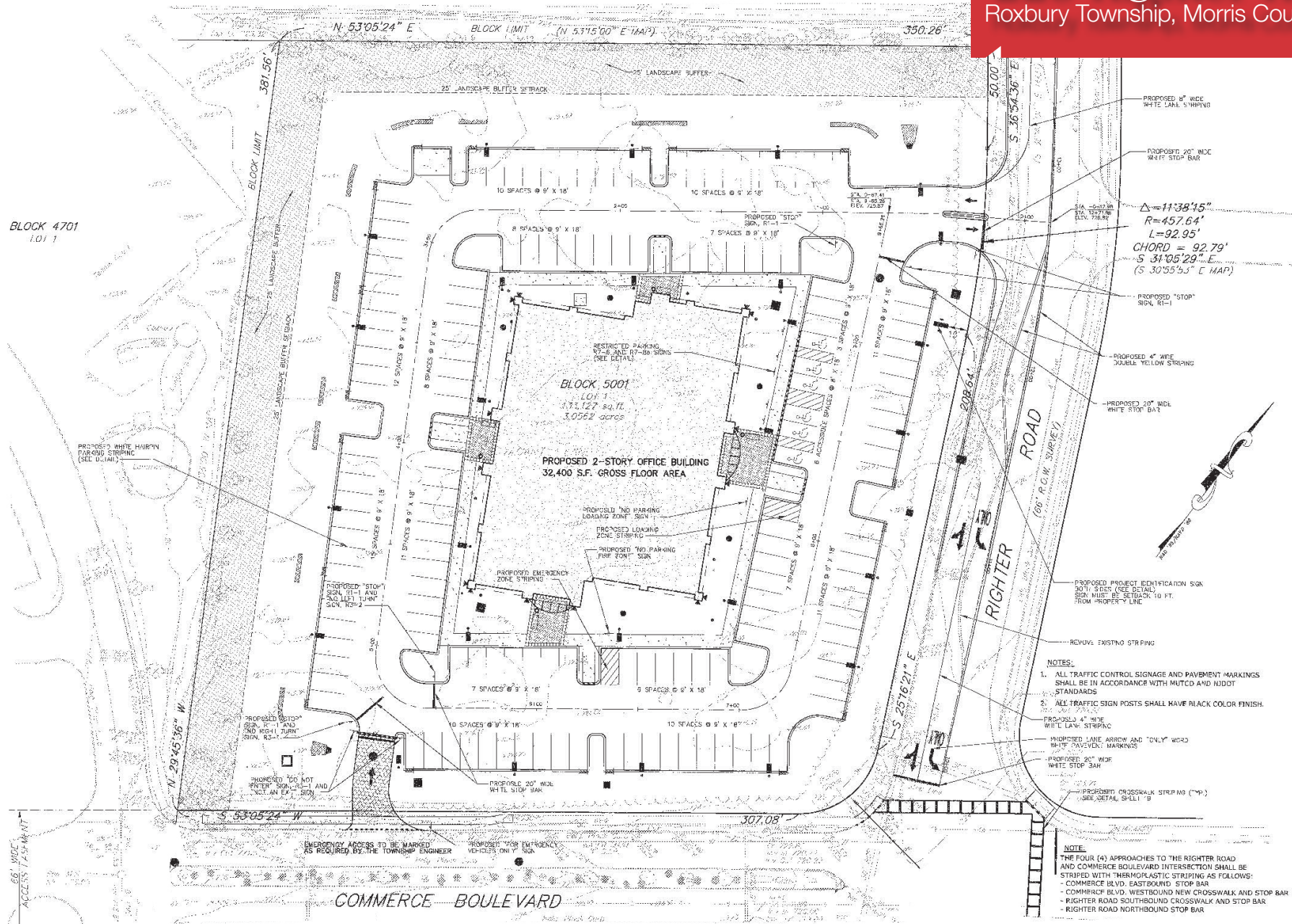
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ZONING ORDINANCE

OB: Office Building District

225 Righter Road
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13-7.27 OB OFFICE BUILDING DISTRICT. 13-7.2701 Purpose. This district is designed for business & professional office buildings as well as limited retail sales principally serving the occupants of the OB District.

13-7.2702 Required Conditions.

A. Principal Permitted Uses

1. Business & professional offices.
2. Child care centers as governed by C.40:55D-66.6 of the Municipal Land Use Law.
3. Essential services.

B. Accessory Uses.

1. Retail sales incidental to the principal use & servicing the occupants of the OB-1 District.
2. Off-street parking.
3. Fences.
4. Signs subject to the provisions of Section 13-8.9.
5. Customary accessory uses & buildings which are clearly incidental to the principal use & building.

C. Conditional Uses **(SEE CONDITIONAL USES PLANNED HIGHWAY AREA COMMERCIAL DEVELOPMENT OUTLINED ON NEXT PAGE)**

1. Institutional uses.
2. Nursing homes & assisted living facilities.
3. **Planned Highway Area Commercial Development.**

D. Area, Yard & Building Requirements

1. Minimum lot area: 5 acres.
2. Minimum lot width at setback: 400'
3. Minimum lot frontage: 400'
4. Minimum front yard setback: 40'
5. Minimum rear yard setback: (a) Principal building: 40' (b) Accessory building: 40'
6. Minimum side yard setback: (a) Principal building: 40' b) Accessory building: 40'
7. Maximum building height: no building shall exceed a maximum of 4 stories nor 48' in height, except that roof appurtenances in excess of such height may be erected after review & approval by the Planning Board.
8. Maximum floor area ratio: .25.
9. Maximum impervious coverage: 55%
10. Distance between structures: no structure, no addition thereto, nor any structure accessory thereto shall be erected closer to another structure than one and one-half the height of the taller structure.
11. Parking setbacks: parking shall be located no closer than 20' to a front building wall & no closer than 10' to the side & rear building walls.



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ZONING ORDINANCE

Planned Highway Area Commercial Development

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13-7.3510 Planned Highway Area Commercial Development as defined in Article I shall be permitted under the following conditions:

A Conditions

1. Development of a Planned Highway Area Commercial Development shall include, but not be limited to a hotel & restaurant. Restaurants with drive through facilities are prohibited. Retail uses shall not exceed 26,000 SF.
2. Minimum lot size shall be 10 acres.
3. The development shall be serviced by public water & sewer.
4. Minimum front yard setback shall be 40' for principal buildings.
5. Accessory structures shall be prohibited in the front yard.
6. Minimum rear yard setback shall be 40' for both principal & accessory buildings.
7. Minimum side yard setback shall be 40' for principal & accessory buildings.
8. Maximum impervious surface coverage shall be 55%
9. Principal structures shall be architecturally designed with an aesthetic focal point, such as an entrance.
10. Maximum building height: no building shall exceed the greater of a maximum of 4 stories & 48' in height, except that roof appurtenances in excess of such height may be erected after review & approval by the applicable board.
11. The main site entrance shall be designed in an aesthetic manner utilizing an architectural feature (clock tower, gatehouse, etc.) & landscaping which highlights the entrance as the main driveway to the Planned Highway Area Commercial Development.
12. Maximum floor area ratio: 25%
13. Minimum distance between principal buildings: 60'
14. Parking setbacks; parking of vehicles shall be located no closer than 20' to a front building wall, no closer than 10' to the side & rear building walls. Parking shall be no closer than 20' to a street right of way line.
15. Minimum buffer; a planted or natural buffer strip of at least 20' shall be provided adjacent to all residential use property lines. A minimum of 10' of planted or natural buffer shall be provided along nonresidential use property lines.
16. All Planned Highway Area Commercial Development shall occur on lots in the OB zone, with a minimum of 750' of frontage on a county road or state highway, within 2500' of the nearest serviceable leg of an interchange ramp with an interstate highway.
17. A minimum of 15% of the tract area shall remain in contiguous open space, which shall be preserved in perpetuity through conservation easements.
18. In consideration of enhanced environmental features of the project such as reduced impervious coverage from the standard established for this zone, open space dedication provided for in Section 13-7.3510A17 or innovative design relating to layout, grading & drainage to minimize the disturbance of steep slopes, the Board is authorized to waive the provisions of the steep slope ordinance 13-7.818.
19. The overall plan shall provide for an effective and unified treatment of the development possibilities of the site.
20. All buildings in the layout & design shall be an integral part of the development and shall have convenient access to those uses within the development.
21. Landscaping, signage, site lighting, paving materials & sidewalk network shall be designed as a coordinated component of the development.



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22. Road frontage shall be treated in an aesthetic manner through the use of landscaping & stone walls. Such treatment shall also serve to provide a partial buffer of parking lots.
 23. Sidewalks utilized by customers & patrons of the proposed establishments shall be treated in an aesthetic manner (decorative pavers, scoring patterns, color, etc.) Street sidewalks are excluded from this provision.
 24. The hotel, restaurant & retail facilities shall be provided with outdoor benches/seating & trash/recycling receptacles.
 25. Exterior dining/food service is prohibited unless authorized by the approving board.
 26. Service areas shall be screened from public roads.
 27. Facilities for the temporary storage of refuse/garbage awaiting removal shall be designed & located in such a manner as to make the facilities inconspicuous to the general public & to prevent the spread of refuse to other areas. Dumpsters shall be screened from public view.
 28. Air conditioning & other mechanical equipment shall be screened from public view with suitable materials to harmonize with the total development.
 29. Commercial trucks with an AASHTO designation of WB-40 or larger are prohibited except for deliveries & during construction. Signs shall be posted & the site shall be under the jurisdiction of Title 39 to enforce such regulation.
 30. Internal planting islands shall be incorporated into the design of parking lots.
- B. Design guidelines: All design guidelines, subdivision & site plan design standards including soil erosion & sediment control standards, storm water management, utilities & public improvement standards, road, intersection sight triangle, curb, sidewalk & driveway standards, parking, loading, solid waste & lighting standards, landscaping, fences, walls & site furniture standards, sign standards & performance standards for nonresidential uses, promulgated in Article 8 of the Land Use Ordinance of the Township, except where differing standards are specifically noted above, shall be complied with.

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