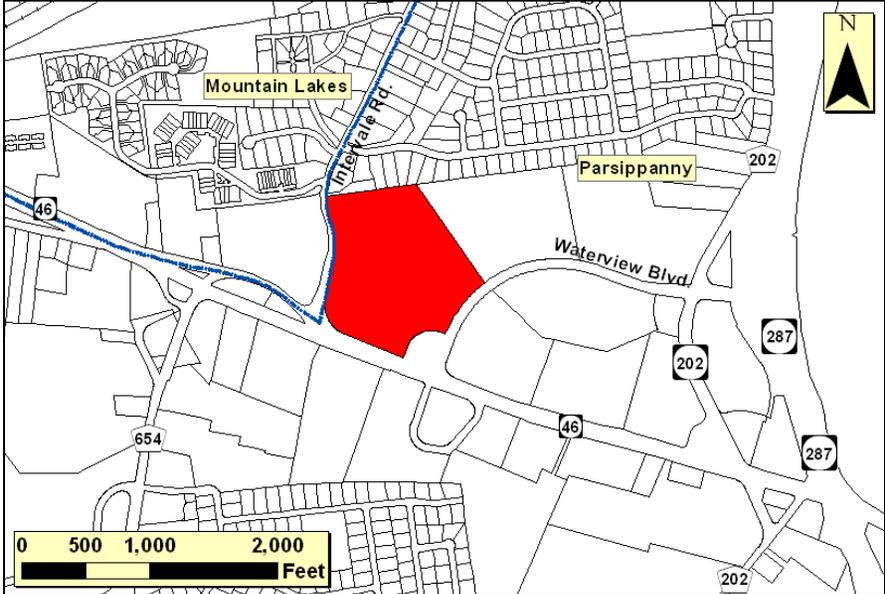


### Zoning Ordinances Introduced: August 2013

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Chester	2013-6	9/3/13	Amend the Land Use Code to delete all references to “seepage pits” and change them to “dry wells.”	
Township of Hanover	29-13	9/12/13	Amend the Land Use and Development Regulations to permit within the OB-DS, I-B and I-B3 Districts the sale or rental of motor vehicles, mobile homes, trailers and campers provided, however, that such sale or rental shall be accessory to a permitted home improvement store, hardware store or garden center.	
Township of Harding	06-13	9/12/13	Amend the Land Use and Development Regulations in connection with development applications within the R-1 Residence Zone. The Planning Board or Board of Adjustment may now authorize exclusion from the calculation of building area, barns and other accessory structures that contribute to the Township’s rural character.	
Borough of Mendham	11-13	9/16/13	Amend the Zoning Regulations to permit Small Wind Energy Systems as an accessory use in the 5-Acre Residence Zone, permit Solar Panel Systems as an accessory use in all zone districts and establish standards for both systems.	

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Parsippany-Troy Hills	2013:28	9/17/13	<p>Amend the Zoning Regulations to establish a new overlay district, the RCR Planned Retail/Commercial/Residential Overlay District, which will permit mixed-use retail and townhouse development, and amend the Zoning Map to place Block 421, Lot 29 within the new RCR Overlay District. The 26.7 acre parcel is a vacant wooded tract on Waterview Blvd. at its intersection with Rt. 46. To the east are office buildings and to the north are single family homes.</p> <p>The uses permitted by the underlying POD Planned Office District (offices and research facilities) shall remain unchanged, the RCR Overlay serving as a development alternative. Permitted uses in the RCR Overlay District are: 1) retail commercial buildings, with at least one tenant having a floor area ranging from a minimum of 35,000 s.f. to a maximum of 150,000 s.f.; 2) restaurants; 3) banks; 4) townhouses, on a separate sub-lot; 5) multiple uses of above. The minimum tract area shall be 25 acres.</p> <p>Townhouse development shall have a minimum lot area of 5 acres and a maximum lot area of 10 acres. Maximum density: 6 units per acre. Maximum building coverage: 20%. Maximum impervious coverage: 45%. (all restrictions applicable to the area of the residential lot). Maximum height: 3 stories/35 feet.</p> <p>Non-residential development shall have a minimum lot area of 15 acres. Maximum building coverage: 40%. Maximum impervious coverage: 90%. Maximum FAR: 0.28. (all restrictions applicable to the area of the non-residential lot). Maximum height: 2 stories/40 feet.</p> 	<p>The introduction to this ordinance states that the current zoning of this property has not resulted in any development and therefore the Township desires to make better utilization of the property.</p> <p>Morris County is currently experiencing a high office vacancy rate. There have been various recent proposals to rezone land from office to retail and/or residential. Examples:</p> <ol style="list-style-type: none"> <li>1. Hanover Ord. 23-12 eliminated an Office Building and Research Laboratory District and replaced it with an Office Building - Designed Shopping Center District at the location of the Hyatt House Hotel.</li> <li>2. Morris Twp. Ord. 13C-12 which rezoned the Honeywell property from an Office and Research Laboratory District to allow both Office/Research and Housing via a PUD.</li> </ol> <p>According to published reports, a developer has proposed 60 townhomes and a retail development anchored by Whole Foods for this property.</p>

<b>Municipality</b>	<b>Ordinance #</b>	<b>Public Hearing Date</b>	<b>Summary</b>	<b>Staff Comments</b>
Township of Washington	RO-16-13	9/16/13	Amend the Land Use Procedures to modify the definition of Minimum Front Yard so that it is measured from and at right angles to the front lot line. The definition of Minimum Front Yard is also modified to address cases involving a new principal building.	

### Zoning Ordinances Adopted: August 2013

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Chester	2013-8	8/13/13	<p>Amend the Land Development and Procedures Chapter to permit a lawfully existing, one-family dwelling that is located on a lot that is non-conforming due to lot size to have an addition or enlargement as a one-family use without the necessity of obtaining variance approval. Such addition or enlargement shall be subject to a finding by the Zoning Officer that the proposed addition or enlargement will not extend any existing nonconforming condition, and provided further that the addition or enlargement will not exceed:</p> <ol style="list-style-type: none"> <li>1. The maximum permitted building and impervious coverage.</li> <li>2. The maximum permitted height.</li> <li>3. Any other applicable zoning or development standards of the Borough Code or regulation of any other authority having jurisdiction.</li> </ol>	
Township of Hanover	22-2013	8/13/13	<p>Amend the Land Use and Development Regulations to make a number of changes to the Tree Preservation, Removal, and Replanting standards, examples of which include the following:</p> <ul style="list-style-type: none"> <li>• The definitions of Diameter at Breast Height (DBH) and Drip Line are modified to specify that in the case of trees with multiple trunks, the DBH and Drip Line of each trunk shall be measured separately.</li> <li>• One tree of any species may be removed on each lot during any calendar year without any replacement requirement, but only if such removal would not violate the provisions of Minimum Tree Preservation, Replacement and Planting Ratios.</li> <li>• Trees to be planted shall not be planted within the drip line of existing trees to remain.</li> </ul>	
Township of Mount Olive	20-2013	8/14/13	<p>The Tree Removal, Replanting and Forestry Management Plans Chapter of the Land Use Regulations is amended as follows:</p> <ul style="list-style-type: none"> <li>• The definition of “Approving Authority” is changed from the Planning Board or Zoning Board of Adjustment to the Township Council.</li> <li>• Developers’ proposals for submission of funding to the community tree bank are subject to approval of the Township Council, but no longer need associated recommendation by the Environmental Commission, Planning Board or Zoning Board of Adjustment.</li> </ul>	

### Zoning Ordinances Withdrawn: August 2013

Municipality	Ordinance #	Date Filed	Summary	Staff Comments
Township of Denville	19-13	8/19/13	<p>This ordinance was introduced in July of 2013. It has been withdrawn from consideration.</p> <p>The ordinance would have amended the Land Use Regulations to remove motels as a permitted use throughout the Township and restricted hotels to the I-2 Zone. Hotels would only be permitted as a conditional use restricted to parcels that are located within a 1/2 mile distance to access to the Federal Highway System (measured as the site is accessed, not radially). Minimum lot size would be 2 acres. A combination of FAR, height limitations and maximum building footprints was utilized to control the total amount of development on a specific site. A FAR of .25 was permitted, however a bonus for hotel uses held that for each 1% (.01) in excess of the minimum required landscaped area an additional 2% (.02) of FAR would be permitted to a maximum FAR of .55. All hotel buildings would contain a central entrance leading to a common lobby area, which lobby area would be manned 24 hours a day. Access to the sleeping rooms would be only through hallways extending from the lobby area. Retail use was to be permitted as an accessory use to hotels.</p>	

**Proposed Ordinances Received: 6**

**Adopted Ordinances Received: 3**

**Ordinances Withdrawn: 1**

**Total Ordinances Processed: 10**