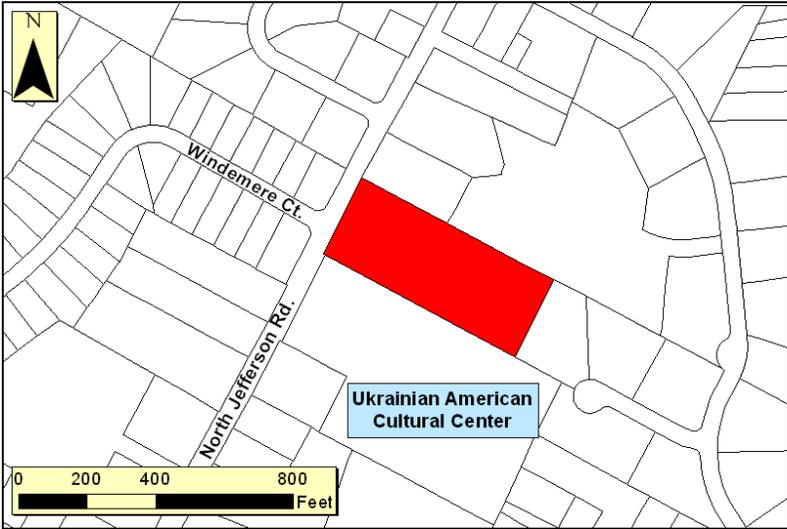
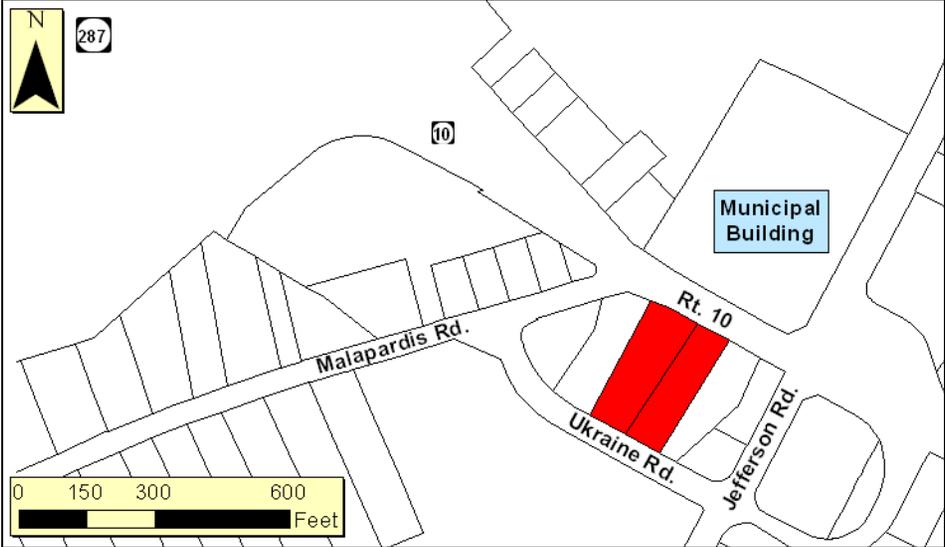


### Zoning Ordinances Introduced: June 2013

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Hanover	17-2013	9/12/13	<p>Amend the Land Use and Development Regulations to add the newly created R-10A Residence District, and amend the Zoning Map to rezone Block 9202, Lot 15 from the R-40 Residence District to the new R-10A District. This 3.7 acre property is located on North Jefferson Road and includes two single family homes and a structure used as a slaughter house until approximately 15 years ago.</p> <p>This ordinance implements the recommendations of the recently amended Land Use Plan Element to encourage a transitional development on North Jefferson Road between an existing house of worship and adjacent single family dwellings and to encourage a form of development similar to the existing Windemere Court development located across North Jefferson Road.</p> <p>Previous R-40 zoning permitted single family homes on lots of 40,500 s.f. Under the new R-10A regulations, single family homes are permitted subject to the following conditions:</p> <ul style="list-style-type: none"> <li>• <b>Minimum Area:</b> The entire area of the R-10A District (exclusive of right-of-ways, easements and dedications).</li> <li>• <b>Maximum Units:</b> 16 units within the entire R-10A District.</li> <li>• <b>Maximum Height:</b> 2 ½ stories / 35 ft.</li> <li>• <b>FAR:</b> 35%, <b>Bldg. Coverage:</b> 20%, <b>Impervious. Coverage:</b> 40% (cumulative for all buildings, including any roadway, but excluding right-of-ways and road widening easement for North Jefferson Rd.).</li> </ul> 	Proposed Ordinance 18-2012, introduced last August, addressed the same site and would have permitted townhouses, however it was defeated.

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Hanover	18-2013	9/12/13	<p>Amend the Land Use and Development Regulations, especially as they pertain to the B-P Business and Professional District, and amend the Zoning Map to rezone Block 2902, Lots 4 and 5 from the R-25 Residence District (permits single family on 25,000 sq. ft.) to the B-P District (permits small scale businesses services and personal service establishments on 15,000 sq. ft.). The lots to be rezoned consist of a 30,517 sq. ft. lot with a single family home and a vacant 23,997 sq. ft. lot on eastbound Rt. 10 across the street from the Hanover Municipal Building. Both lots front on Rt. 10 to the north and Ukraine Rd. to the south. Amendments to the regulations include the following:</p> <ul style="list-style-type: none"> <li>• The existing prohibition on access to nonresidential uses from local streets is modified to permit such access if it improves traffic flow or safety as determined by the Planning Board or Board of Adjustment.</li> <li>• Convenience stores, alone or in combination with a motor vehicle service station, are added as a conditional use in the B-P District, subject to various requirements and supplemental regulations, some of which include: <ul style="list-style-type: none"> <li>○ The subject property shall have frontage on both Rt. 10 and Jefferson Rd. (this does not apply to the lots being rezoned by this ordinance, however it does apply to the lots just to the east, which are already in the B-P District).</li> <li>○ Minimum lot size: 80,000 sq. ft. (exclusive of easements).</li> <li>○ The architectural design of the facades and roofs of the building, any fuel pump canopies and the principal signs shall be compatible with the Municipal Building.</li> </ul> </li> </ul> 	None of the lots with frontage on both Rt. 10 and Jefferson Rd. meet the 80,000 sq. ft. minimum lot size for convenience stores. Lot assembly of adjacent lots will be required to meet the minimum required lot size.

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Hanover	19-2013	7/11/13	Amend the Land Use and Development Regulations to permit above-ground storage tanks of up to 2,500 gallons subject to certain conditions (under existing regulations tanks above 500 gallons were prohibited). Such tanks shall only be permitted as an accessory use. The 2,500 gallon limit shall be cumulative to all such tanks on the property. Such tanks shall be prohibited in the front yard. Adequate containment shall be provided in the event of leakage. Tanks of greater than 1,000 gallons shall be screened from view.	
Township of Mendham	6-2013	6/5/2013	<p>Proposed amendments to the Land Use Ordinance include the following:</p> <ul style="list-style-type: none"> <li>• Require that accessory structures with a footprint in excess of 100 sq. ft. adhere to the minimum setbacks required for the principal building.</li> <li>• Modify the definition of “Height of Structure” so that the method of calculating “average finished grade” includes spot grade elevations at not greater than 15 foot intervals along a line that is 10 feet distant and parallel to the outer perimeter of the structure.</li> </ul>	
Township of Morris	13-13	7/17/13	<p>Amend the Use Regulations to permit various types of Renewable Energy Systems as accessory uses and to establish regulations for such uses.</p> <p>The following shall be permitted as accessory uses in the RA-130, RA-35, RA-25, RA-15, RA-11, RA-7, RB-7, RG-5, SC, PRC, TH-4, TH-6, TH-8, B-11, OL-5, OS-GU, and OS-GU-25A Zones:</p> <ul style="list-style-type: none"> <li>• Roof or building mounted solar energy systems</li> <li>• Building integrated solar energy systems</li> <li>• Geothermal energy systems</li> </ul> <p>The following shall be permitted as accessory uses in the OL-15, OL-40, I-21 and OL-40/PUD Zones:</p> <ul style="list-style-type: none"> <li>• Roof or building mounted solar energy systems</li> <li>• Building integrated solar energy systems</li> <li>• Ground mounted solar energy systems</li> <li>• Parking canopy solar energy systems</li> <li>• Geothermal energy systems as provided</li> <li>• Small wind energy systems</li> </ul> <p>A new section is added establishing regulations for the above listed Renewable Energy Uses imposing requirements or restrictions regarding height, lighting, calculation of impervious coverage, maximum tract coverage, underground placement of transmission wires, buffers and other factors. Regulations vary by specific type of Renewable Energy System.</p>	

### Zoning Ordinances Adopted: June 2013

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Long Hill	310-13	6/7/13	Amend the Land Use Code to reduce the number of Class IV members of the Planning Board from nine to seven.	A copy of this ordinance was not submitted to Morris County prior to adoption.
Township of Long Hill	311-13	6/7/13	<p>Amend the Land Use Code to add “Equine Related Activities” as a permitted primary use in the C Conservation Zone. Such use is defined as a farm that is used for the breeding, boarding and/or riding of horses. A new section is added establishing standards for such a use, examples of which include the following:</p> <ul style="list-style-type: none"> <li>• Minimum Lot: 3 acres</li> <li>• 45,000 sq. ft. lot area per horse.</li> <li>• One stall for each horse.</li> <li>• Manure piles, barns and/or stables shall not encroach upon a stream conservation easement.</li> <li>• Manure piles shall be set back at least 150 ft. from existing dwellings.</li> <li>• Farms shall comply with all applicable Animal Waste Management Regulations of the N.J. Dept. of Agriculture.</li> <li>• Standards for the farm manager’s living quarters.</li> </ul>	A copy of this ordinance was not submitted to Morris County prior to adoption.
Borough of Mendham	6-13	6/13/13	Amend the Zoning Regulations to revise the definition of “Front Yard.” The existing definition holds that projections such as stoops and balconies projecting not more than 60 inches from a building are not to be construed as part of the building for purposes of measuring the distance from the building to the street. This is amended so that such exemption does not apply when such a projection is being added to a building that is already nonconforming with respect to its front yard setback. Portico roofs and awnings covering stoops or steps are added as examples of projections. The example of terraces as a projection is modified so that it only applies to unroofed terraces.	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Randolph	08-13	6/5/13	<p>This ordinance was originally introduced in April 2013. It has been reintroduced with one change: The original language stated that “No building shall have or appear to have a flat roof.” The new proposal states that “Buildings with flat roofs are discouraged.” This functions as a clarification since even under the original language, flat roofs were permitted if they were hidden by a decorative element.</p> <p style="text-align: center;">-----</p> <p>Amend the Land Development Ordinance to change the definition of Congregate Care Retirement Community (CCRC). The new definition states that units in a CCRC cannot be occupied by persons under age 19 with an exception provided solely where a resident who is age 62 or older, because of a disability, requires that a caregiver or attendant who is under age 19 reside in the unit in order for the disabled resident to receive services and benefits provided by the CCRC. Requirements applicable to CCRC’s are also amended as follows:</p> <ul style="list-style-type: none"> <li>• Increase the maximum building height from 3 stories / 45 feet to 4 stories / 60 feet.</li> <li>• Reduce minimum side and rear yards from 50 feet to 40 feet. Add a requirement that if abutting a residential zone, the yard shall not be less than the height of the building.</li> <li>• The 50 foot minimum landscaped buffer from road frontage may be reduced to 20 feet for parking areas and associated parking structures where such structures are at or below the finished grade at the reduced buffer line.</li> <li>• Increase the required parking spaces from 0.8 spaces per residential unit to 0.95 spaces per residential unit.</li> </ul>	

**Proposed Ordinances Received: 5**  
**Adopted Ordinances Received: 4**  
**Total Ordinances Processed: 9**