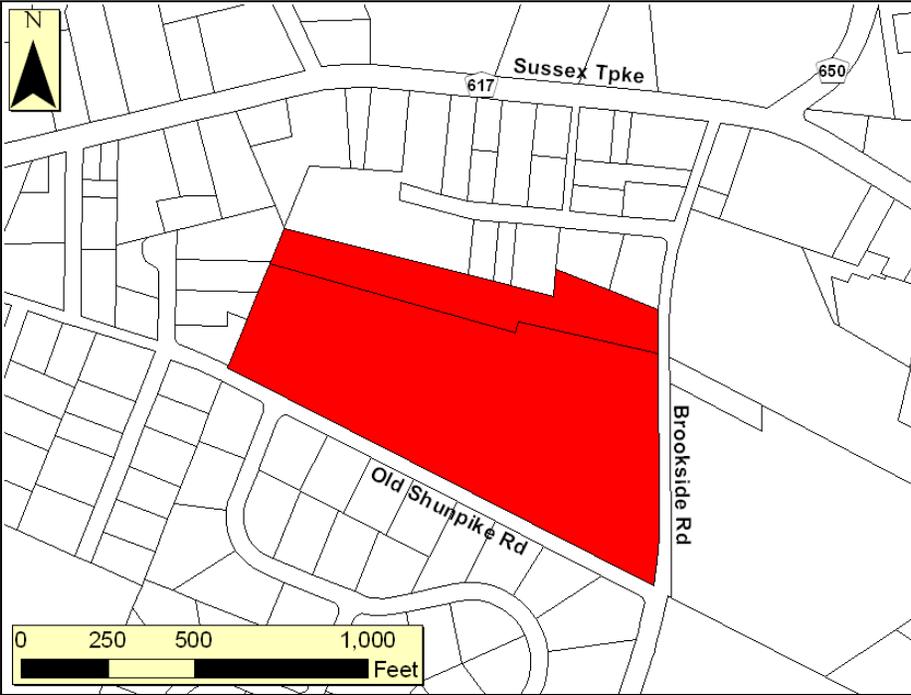


Zoning Ordinances Introduced: May 2013

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Borough of Mendham	6-13	6/3/13	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 <u>only applies to unroofed terraces.</u>	
Township of Mount Olive	16-2013	5/28/13	Amend the Land Use Regulations to modify the definition of "Approving Authority" as part of the Tree Removal section so that it now includes the Township Council (in addition to the Planning Board and Zoning Board of Adjustment under existing regulations).	
Township of Randolph	08-13	5/30/13	<p>This ordinance was originally introduced last April. 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"> • Increase the maximum building height from 3 stories / 45 feet to 4 stories / 60 feet. • 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. • 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. • Increase the required parking spaces from 0.8 spaces per residential unit to 0.95. 	

Zoning Ordinances Adopted: May 2013

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Hanover	14-13	5/13/13	<p>Amend the Land Use and Development Regulations as they pertain to directional signs and pennants. Some of the changes are as follows:</p> <ul style="list-style-type: none"> • The existing prohibition of company names or logos on directional signs is replaced by a limit of 15% of the area of the sign, or 3 sq. ft., whichever is less. • Directional signs for non-residential developments having a gross floor area of at least 250,000 sq. ft. on tracts of at least 50 acres shall to limited to a maximum area of 30 sq. ft. and a maximum height of 7 ft. All other directional signs remain subject to the existing 2 sq. ft. area / 3 ft. height limits. • Banners and pennants remain prohibited except for non-residential developments having a gross floor area of at least 250,000 sq. ft. on tracts of at least 50 acres. Such banners and pennants are subject to a maximum area of 12 sq. ft., a maximum height of 15 ft., and a requirement that they be set back at least 200 ft. from a public street right-of-way. 	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Randolph	07-13	5/6/13	<p>Amend the Land Development Ordinance to establish a new overlay district for Block 101, Lots 22.01 and 22.02, called the Village Center Residential Overlay District - 4 (VCR4). The two lots are located at the intersection of Brookside and Old Shunpike Road in the Mount Freedom section of Randolph. The lots, which total 16.8 acres, are mostly wooded and vacant, although they historically hosted bungalows and a single family home that were recently demolished. The underlying zoning is Village Center Residential District (VCR) which shall remain as before. There are two overlay districts already existing on these lots: the VCR2 and VCR3 overlay districts. This amendment adds the new VCR4 overlay without replacing the other overlays.</p> <p>The underlying VCR District permits townhomes, single family, duplexes, and triplexes, on a 5 acre tract at 3 units/acre. VCR2 overlay district permits senior housing at 7 units/acre and other housing at 4 units/acre on a 5 acre tract. The existing VCR3 overlay district permits housing at 4 units/acre on a 10 acre tract. The new VCR4 overlay district permits townhouses on a minimum 16 acre tract with a maximum density of 6.5 units/acre, not to exceed 105 units. Bulk standards in the new VCR4 including a maximum height of 3 stories instead of 2 ½, but only if 380 ft. from a single family zone. Unique development standards for bikeways, bedroom mix, and required recreational amenities are included.</p> 	<p>The Township Planner reports that this amendment is in response to the developer scaling back the original townhouse proposal from 115 units to 105 units.</p> <p>Although the VCR2 and VCR3 overlay zoning will initially remain, it is expected that they will be removed at some point in the future from the zoning of these lots.</p>

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Rockaway	O-13-06	5/6/13	Amend the Land Use and Development Regulations to clarify the Township's authority to enforce violations of these regulations and to impose penalties.	
Township of Washington	RO-10-13*	5/20/13	Amend the Zoning Regulations to require that applicants for conditional uses pay the application and review fees set forth for minor site plans.	

Proposed Ordinances Received: 4

Adopted Ordinances Received: 4

Total Ordinances Processed: 8

* Ordinance introduced and adopted during the same month.