

Zoning Ordinances Introduced: April 2016

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Hanover	15-2016	5/12/16	<p>Numerous amendments are made to the Land Use and Development Regulations pertaining gasoline stations and motor vehicle repair establishments. Below are some examples of these changes:</p> <ul style="list-style-type: none"> • The maximum size of a freestanding sign advertising the name of a gasoline station is increased from 35 sq. ft. to 40 sq. ft. • The maximum size of commercially manufactured signs advertising the price of fuels attached to the above referenced freestanding sign is increased from nine sq. ft. to 60 sq. ft. • Gasoline stations may have one sign mounted on the wall of the station building, or on a canopy over the fuel pumps, identifying the name of the station or the logo of the gasoline sold, subject to the same regulations as building mounted signs for retail businesses in the same zone. • Gasoline stations as a conditional use shall be located on a corner lot at one of the following intersections: <ul style="list-style-type: none"> - Rt. 10 and Ridgedale Ave. - Rt. 10 and the entrance or exit ramps for Rt. 287. - Rt. 10 and North or South Jefferson Rd. - Rt. 10 and Whippany Rd. - Rt. 10 and Troy Hill Rd. - Rt. 10 and Algonquin Rd. - Parsippany Rd. and Whippany Rd. - Hanover Ave. and Ridgedale Ave. • Minimum lot sizes are imposed for gasoline stations and motor vehicle repair establishments ranging from 20,000 sq. ft. to 80,000 sq. ft. depending on various combinations of gasoline stations, motor vehicle repair, convenience store, automated car wash and other uses. 	

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Township of Harding	03-16	4/11/16	<p>Amend the Land Use and Development Regulations as they pertain to residential architectural features such as cupolas. The stated purpose is to eliminate the existing system in which a variance is needed if such features are to exceed the maximum building height. Examples of the changes include the following:</p> <ul style="list-style-type: none"> • Cupolas, domes and other architectural feature which exceed the maximum building height shall be limited as follows: <ul style="list-style-type: none"> - No light fixture shall be visible or located within the structure. - The feature shall not serve as habitable space. - The feature shall not be used to conceal or house elevator, plumbing, electrical or other mechanical equipment. • The bulk regulations in residential districts are amended so that cupolas, domes and other architectural features may exceed the maximum building height by six to ten feet (depending on various methods of measurement included in the ordinance). The base of the feature shall not exceed 40 sq. ft. 	
Borough of Mendham	01-16	5/16/16	<p>Amend the Zoning Regulations to permit Outdoor Dining associated with an Eating Establishment as a conditional use in the Historic Business Zone and the East Business Zone. Examples of the many conditions imposed on Outdoor Dining include:</p> <ul style="list-style-type: none"> • Outdoor dining shall be operated by the same entity that operates the eating establishment. • Outdoor dining shall be limited to between April 1 and October 31. • Outdoor dining shall be limited to between 7:00 am and 10:00 am Sunday through Thursday and between 7:00 am and 11:00 pm on Friday and Saturday. • No outdoor cooking shall be permitted. • Outdoor dining on a sidewalk is permitted provided that a minimum clear space pathway of at least five feet is maintained. 	
Township of Mine Hill	09-16	5/5/16	<p>Amend the Land Use Regulations so that fences and walls of six feet in height or less do not require a building or construction permit (under existing regulations this exemption applies to fences and wall of three feet in height or less).</p>	
Borough of Riverdale	08-2016	5/11/16	<p>The Zoning Regulations were recently amended to delete townhouse dwellings as a permitted use in the CRD - Community Redevelopment District. That amendment inadvertently did not delete the reference to townhouse dwellings in the bulk schedule for the CRD District. This ordinance corrects that error by deleting the reference.</p>	

Zoning Ordinances Adopted: April 2016

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Morris Plains	7-2016*	4/27/16	Various amendments are made to the Land Development Regulations. Examples include: <ul style="list-style-type: none"> • The maximum FAR in the I - Limited Industry District is increased from 25% to 28%. • The maximum height in the I - Limited Industry District is increased from 35 feet to 40 feet. • Business and Professional Offices will no longer be permitted above the first floor as part of the Limited Manufacturing, Fabrication, Processing, Assembly and Packaging principal use in the I, L-1 and L-2 Districts. 	

Proposed Ordinances Received: 6

Adopted Ordinances Received: 1

Total Ordinances Processed: 7

* Ordinance introduced and adopted during the same month.