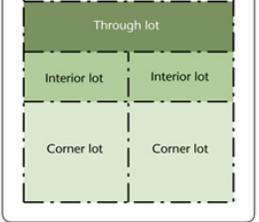
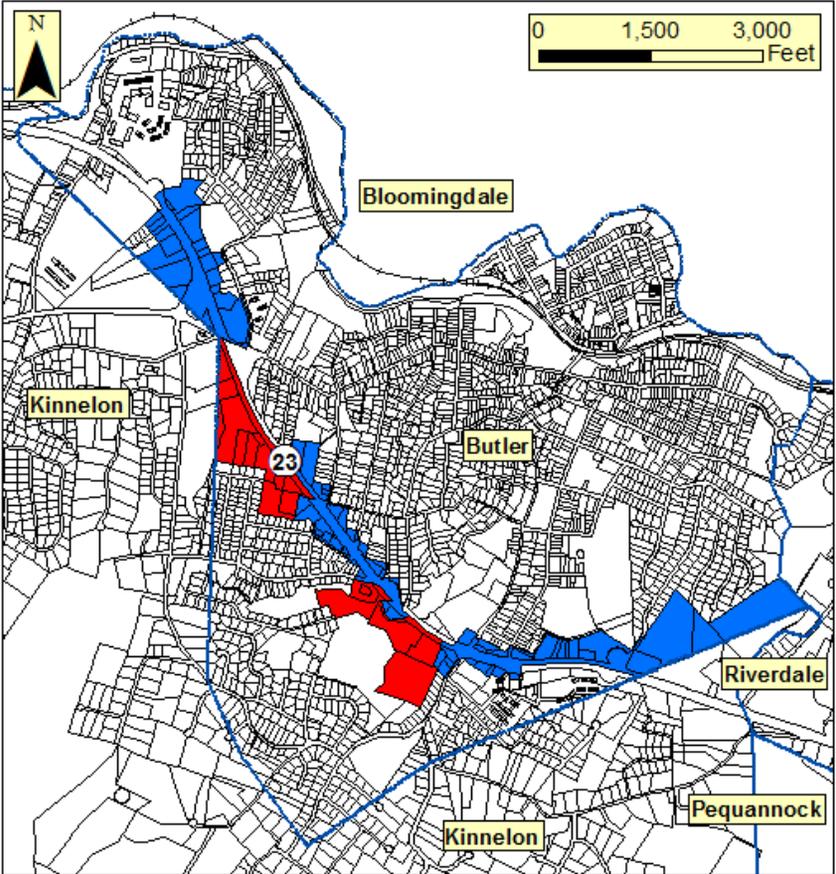


Zoning Ordinances Introduced: February 2016

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Boonton	845	3/14/16	<p>Amend the Land Use Regulations to permit multifamily age-restricted housing as a conditional use in the RB – Retail Business Zone. Standards for this conditional use include the following:</p> <ul style="list-style-type: none"> • Minimum Lot: 1 ½ acres • Maximum Density: 15 units per acre. • Affordable Set-Aside: 20% • Maximum Building Coverage: 25% • Maximum Impervious Coverage: 60% • Maximum Height: 3 stories / 40 feet 	<p>The RB Zone consists of three parcels on Powerville Road (County Route 618) just south of Saint Clare’s Hospital on the Town of Boonton border. One of the parcels is the 1.8 acre site of the Bank of America. Just south of that is a 2,140 sq. ft. parcel that is part of the driveway leading to the Del’s Village shopping center across the border in the Town of Boonton. The other parcel is 2.6 acres in size, vacant and wooded.</p>
Township of Long Hill	376-16	3/9/16	<p>Amend the Land Use Regulations to permit homeowners of through lots in residential zones to designate one of the adjoining streets as the front and the other as the rear and thus allow accessory structures to be constructed in the designated rear yard. The lot must meet all required setback requirements. The designated rear yard shall be closed to all vehicular access and shall provide a buffer to the adjoining street by means of shrubbery, trees or other natural buffer.</p>	 <p style="text-align: center;">source: nyc.gov</p>
Township of Long Hill	378-16	3/23/16	<p>Amend the Land Use Regulations to make minor corrections to the Land Use Application Checklists and the Schedule of Fee and Escrow Deposits.</p>	
Township of Mendham	2016-5	3/22/16	<p>Amend the Zoning Regulations so that, on properties of ten acres in size or larger, the owner may keep, as pets or hobby dogs, a maximum of 15 adult dogs.</p>	

Zoning Ordinances Adopted: February 2016

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Butler	2016-1	2/22/16	<p>Amend the Land Development Regulations and the Zoning Map to combine the HC-1 and HC-2 Highway Commercial Zones into a single HC Zone along the Rt. 23 corridor. All regulations pertaining to the HC-1 Zone shall apply to the newly combined HC Zone. The existing HC-1 and HC-2 Zones permit office and various retail uses. The HC-1 Zone differs from the HC-2 Zone by permitting automobile sales, garden center and building material sales, drive-in and fast-food restaurants and limited service stations. The area and bulk standards for the two zones are the same. As a result of this ordinance, the additional uses permitted in the HC-1 Zone will now be permitted in the areas formerly in the HC-2 Zone.</p>  <p style="text-align: center;">Red = HC-1, Blue = HC-2 To be combined into a single HC Zone.</p>	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Hanover	3-2016	2/29/16	<p>Amend the Land Use and Development Regulations as follows:</p> <ul style="list-style-type: none"> • Reduce the number of parking spaces required for warehouses from 1 space per 350 square feet of floor area to 1 space per 800 square feet of floor area. • Reduce the number of parking spaces required for industrial uses from a range of 1 space per 200 to 300 square feet of floor area (varies by size of building) to 1 space per 800 square feet of floor area. • Increase the maximum floor area ratio for industrial uses in the I-B3 Industrial and Business District from 25% to 35%. 	
Borough of Mendham	02-16*	2/19/16	<p>Amend the Zoning Regulations so that, notwithstanding the existing lot coverage on a property with a one or two family dwelling, the construction of a single pad for new mechanical equipment (air-conditioning compressor, heat pump, etc.) shall be permitted up to an area of twelve square feet. The area of the pad shall be included in all future calculations of lot coverage for zoning and stormwater management purposes for any project other than the mechanical pad.</p>	
Borough of Morris Plains	1-2016	2/22/16	<p>Amend the Land Development Regulations to remove boarders and roomers for profit as a permitted use in all single family districts. Also, remove "Boarder or Roomer" from the list of definitions. The stated purpose is that this use has a negative impact on the quiet use and enjoyment of other residential properties in single family neighborhoods.</p>	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Washington	RO-03-16	2/16/16	<p>Amend the Zoning Regulations to permit additional uses and increased development potential within the MARH - Musconetcong Age-Restricted Housing Overlay Zone. The Overlay Zone currently permits age-restricted attached units, assisted living residences and adult day care. Notable changes include the following:</p> <ul style="list-style-type: none"> • Add the following permitted uses: age-restricted detached units, multi-family units (restricted to low and moderate income senior households and persons), supportive and special needs housing (restricted to low and moderate income households and persons), long term care and subacute skilled nursing facility, rehabilitation facility, health center, medical offices, and a restaurant for residents, staff and visitors of Heath Village and affiliated communities and facilities. • The open space set-aside is reduced from 50% to 35%. Open space may now include agricultural uses. • For age-restricted units, the maximum density is increased from three units per acre to six units per acre, the maximum building coverage is increased from 10% to 20%, the maximum improved lot coverage is increased from 20% to 30% and the maximum height is reduced from 48 feet to 35 feet. • The affordable set-aside for age-restricted units is increased from 12.5% to 20% but is no longer required to be built within the development. • For the age-restricted affordable multi-family units, the minimum lot area shall be 20,000 sq. ft. per building, the maximum density shall be 15 units per acre and the maximum impervious lot coverage shall be 60%. 	<p>The 160 acre MARH Overlay is located on the Hackettstown boundary. The largest portion of the overlay consists of farmland assessed parcels owned by Heath Village, the retirement community adjacent to, but not within, the overlay.</p>

Proposed Ordinances Received: 5
Adopted Ordinances Received: 5
Total Ordinances Processed: 10

* Ordinance introduced and adopted during the same month.