

## Zoning Ordinances Introduced: May 2016

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Harding	04-16	4/11/16	<p>Ordinance 04-16 replaces proposed Ordinance 03-16 which was introduced in April 2016 but defeated in May 2016. It also amends 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. Ordinance 04-16 makes many changes to defeated Ordinance 03-16. For example, it allows these architectural features to extend twelve feet six inches above the maximum permitted building height (instead of ten feet under Ordinance 03-16)</p> <p>In all residential zones, cupolas, spires, belfries and domes are permitted to be located upon or attached to a roof of a principal structure, subject to various restrictions, including the following:</p> <ul style="list-style-type: none"> <li>• The permitted structures may extend no more than 12 ft. 6 in. above the maximum permitted building height.</li> <li>• Weathervanes and similar attachments may extend a further 3 ft. above a cupola, spire, belfry or dome.</li> <li>• No more than two rooftop structures are permitted.</li> <li>• The structure shall not be lighted or serve as habitable space.</li> <li>• The structure shall not house mechanical equipment (except that mechanically or electrically operated louvers for ventilation are permitted).</li> </ul>	
Borough of Madison	45-2016	6/13/16	Amend the Zoning Regulations so that retail uses with incidental accessory sales of food may include up to eight seats for on-site consumption without generating any additional off-street parking requirements in the CBD-1 and CBD-2 Central Business Districts.	

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Roxbury	07-16	6/14/16	Amend the Land Development Regulations to add “Affordable housing in accordance with the Township Housing Plan Element of the Master Plan” as a Principal Permitted Use in the GU - Government Use District. This additional use replaces Senior Citizen Housing in the list of permitted uses in the GU District. In addition, the regulations for the GU District are amended to establish a 35 foot minimum front yard setback for property located along Main Street (all other properties remain at 50 feet).	<p>Two of the proposed affordable housing sites in the December 2, 2015 Housing Element and Fair Share Plan are located within the GU District and both are owned by the Township:</p> <ul style="list-style-type: none"> <li>• “King Town” site: 30 units (BL 9302, Lot 4)</li> <li>• Former DPW site: 12 units (BL 5203, Lot 57)</li> </ul> <p>(The GU District includes a dozen lots throughout the Township in addition to the two identified above)</p>
Township of Washington	RO-0916	6/20/16	Amend the Zoning Regulations to establish standards for the Township Engineer or Planner to review and approve an accessory structure that is 500 square feet or less in area and 16 feet or less in height on an existing lot within the Ridgeline, Mountainside, Hillside and Viewshed Protection Area This amendment would replace the existing requirement for a property owner to make application to, and secure approval of, a Ridgeline, Mountainside, Hillside and Viewshed Certificate of Compliance from the Planning Board or Zoning Board of Adjustment.	

### Zoning Ordinances Adopted: May 2016

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Hanover	15-2016	5/16/16	<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"> <li>• The maximum size of a freestanding sign advertising the name of a gasoline station is increased from 35 sq. ft. to 40 sq. ft.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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"> <li>- Rt. 10 and Ridgedale Ave.</li> <li>- Rt. 10 and the entrance or exit ramps for Rt. 287.</li> <li>- Rt. 10 and North or South Jefferson Rd.</li> <li>- Rt. 10 and Whippany Rd.</li> <li>- Rt. 10 and Troy Hill Rd.</li> <li>- Rt. 10 and Algonquin Rd.</li> <li>- Parsippany Rd. and Whippany Rd.</li> <li>- Hanover Ave. and Ridgedale Ave.</li> </ul> </li> <li>• 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.</li> </ul>	

<b>Municipality</b>	<b>Ordinance #</b>	<b>Date Adoption Filed</b>	<b>Summary</b>	<b>Staff Comments</b>
Borough of Mendham	01-16	5/17/16	<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"> <li>• Outdoor dining shall be operated by the same entity that operates the eating establishment.</li> <li>• Outdoor dining shall be limited to between April 1 and October 31.</li> <li>• 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.</li> <li>• No outdoor cooking shall be permitted.</li> <li>• Outdoor dining on a sidewalk is permitted provided that a minimum clear space pathway of at least five feet is maintained.</li> </ul>	
Borough of Riverdale	08-2016	5/19/16	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.	

### Zoning Ordinances Defeated: May 2016

<b>Municipality</b>	<b>Ordinance #</b>	<b>Date Filed</b>	<b>Summary</b>	<b>Staff Comments</b>
Township of Harding	03-16	5/23/16	This ordinance was introduced in April 2016 but was defeated. It would have eliminated the existing system in which a variance is needed if residential architectural features such as cupolas were to exceed the maximum building height.	This proposal was replaced by Ordinance 04-16, introduced this month.

**Proposed Ordinances Received: 4**  
**Adopted Ordinances Received: 3**  
**Ordinances Defeated: 1**

**Total Ordinances Processed: 8**