

ORDINANCE NO. 20-2026

AN ORDINANCE OF THE TOWNSHIP OF HANOVER, MORRIS COUNTY, NEW JERSEY, AMENDING SECTION 166-4, *DEFINITIONS AND WORD USAGE*, IN ARTICLE II, *DEFINITIONS*; SECTION 166-115, *MULTIPLE PRINCIPAL BUILDINGS ON THE SAME LOT*; *MULTIPLE PRINCIPAL USES WITHIN THE SAME BUILDING*; *MULTIPLE DRIVE-IN OR DRIVE-THROUGH USES ON THE SAME LOT*, IN ARTICLE XIX, *GENERAL PROVISIONS*; SECTION 166-195, *PROHIBITED USES*, AND SECTION 166-197, *PERFORMANCE STANDARDS*, IN ARTICLE XXXIV, *I INDUSTRIAL DISTRICTS*; SECTION 166-203.4, *REQUIRED CONDITIONS*, IN ARTICLE XXXVIA, *I-B2 INDUSTRIAL-BUSINESS DISTRICT*, SECTION 166-207.8, *PROHIBITED USES*, IN ARTICLE XXXVIIC, *I-5 INDUSTRIAL DISTRICT*, IN CHAPTER 166 OF THE TOWNSHIP CODE, ENTITLED LAND USE AND DEVELOPMENT, IN ORDER TO AMEND THE DEFINITION OF MOTOR VEHICLE REPAIR OR MAINTENANCE ESTABLISHMENT, AMEND THE REGULATIONS FOR MULTIPLE PRINCIPAL BUILDINGS ON ONE LOT AND MULTIPLE USES WITHIN A BUILDING, DELETE CERTAIN PROHIBITED USES IN THE I AND I-5 ZONE DISTRICTS, AND TO DELETE THE PROHIBITION OF ACCESS TO MINOR STREETS IN THE I ZONE DISTRICT

WHEREAS, the Township Committee believes that certain provisions in the Township's development regulations should be: a) updated to better reflect more current practice, b) eliminated since they are unnecessary and/or overly burdensome; c) amended to eliminate inconsistencies, errors and omissions, and lack of clarity; and d) reorganized to be more user-friendly;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Hanover, as follows:

Section 1. The definition of "Motor Vehicle Repair or Maintenance Establishment" in Section 166-4, *Definitions and word usage*, in Article II, *Definitions*, is hereby amended to read as follows:

MOTOR VEHICLE REPAIR OR MAINTENANCE ESTABLISHMENT - An establishment primarily engaged in the provision of repair, maintenance and/or washing services for motorized passenger vehicles, such as but not limited to passenger cars, pickup trucks, vans, motorcycles and snowmobiles. Excluded from this definition are establishments engaged in the repair, maintenance and/or washing of trucks other than pickup trucks, construction vehicles, construction equipment and other nonpassenger vehicles.

Section 2. Subsections B, C, and D of Section 166-115, *Multiple principal buildings on the same lot*; *multiple principal uses within the same building*; *multiple drive-in or drive-through uses on the same lot*, in Article XIX, *General Provisions*, are hereby amended to read as follows:

- B. In all R-40, R-40N, R-30, R-25, R-25N, R-21, R-15, R-10 and B Zones, no lot may contain more than one principal building, except as may be specifically provided otherwise by this chapter.
- C. More than one principal building is permitted on a lot in each of the zones and/or for certain uses as follows, except as may be specifically provided otherwise by this chapter:
 - (1) Residential development.
 - (a) In the R-10A Zone as set forth in Article XXVIII A.
 - (b) In the R-M Zone as set forth in § 166-180.
 - (c) In the RM-2 Zone for multifamily and townhouse development only, as set forth in Article XXIX B.
 - (d) In the RM-3 Zone for townhouse development only, as set forth in Article XXIX C.
 - (e) In the RM-4 Zone as set forth in Article XXIX D.
 - (f) In the RM-5 Zone as set forth in Article XXIX D2.
 - (g) In the RM-6 Zone as set forth in Article XXIX D1.
 - (h) In the RM-7 Zone as set forth in Article XXIX D3.
 - (i) In the AH-1 Overlay Zone District as set forth in Article XXIX E.
 - (j) In the AH-2 Overlay Zone District as set forth in Article XXIX F.
 - (k) In the B-P2 Zone for multifamily and single-family attached dwellings only, as regulated by § 166-186.11B.
 - (l) In the WC Zone for planned commercial development only as set forth in § 166-186.18.
 - (m) In the D-S zone for community centers as set forth in § 166-188D.
 - (n) In the PU Zone as set forth in Article XXXVIII A.
 - (2) Nonresidential development.
 - (a) In the B-10 Zone for large-scale development only, as set forth in Article XXX A.
 - (b) In the B-10W Zone as set forth in Article XXX B.
 - (c) In the WC Zone for planned commercial development only as set forth in § 166-186.18.
 - (d) In the D-S Zone for the uses set forth in § 166-188D.
 - (e) In the O-S Zone as set forth in Article XXXI B.

- (f) In the OB-RL Zone for planned development as set forth in § 166-192L.
- (g) In the OB-DS Zone for shopping centers as set forth in § 166-193.3J.
- (h) In the OB-RL3 Zone as set forth in §§ 166-193.7O and 166-193.8A.
- (i) In the I Zone as set forth in Article XXXIV.
- (j) In the I-2 Zone as set forth in Article XXXV.
- (k) In the I-4 Zone as set forth in Article XXXVIIB.
- (l) In the I-5 Zone as set forth in Article XXXVIIC.
- (m) In the I-7 Zone as set forth in Article XXXVIIF.
- (n) In the I-B2 Zone as set forth in Article XXXVIA.
- (o) In the I-B3 Zone as set forth in Article XXXVIB.
- (p) In the I-P Zone as set forth in Article XXXVII.
- (q) In the I-P2 Zone as set forth in Article XXXVIID.
- (r) In the I-R Zone as set forth in Article XXXVIIIE.
- (s) In the PU Zone as set forth in Article XXXVIII A.

D. Buildings for nonresidential uses, where permitted, may be divided to accommodate different operations or tenants within the principal building, subject, however, to the provisions of Subsection F below.

Section 3. Subsection F of Section 166-115, *Multiple principal buildings on the same lot; multiple principal uses within the same building; multiple drive-in or drive-through uses on the same lot*, in Article XIX, *General Provisions*, is hereby amended to read as follows:

F. Restrictions on certain combinations of uses. Within any building or property, there shall be prohibited a mixture or combination of any of the uses in Column A below with any of the uses in Column B below, except when such uses are accessory to the principal use, or unless the applicant demonstrates to the satisfaction of the Site Plan Exemption Committee or the Planning Board, as applicable, that such uses can reasonably function together within the same building and on the same site without undue interference with each other or without undue impairment of the health, safety and general welfare of site users, taking into account such factors as noise, vibration, radiation, exhaust or similar emissions to the air, truck circulation and loading/unloading activities:

A

Industrial uses, wholesale trade uses, construction uses and building trade contractors, construction equipment leasing or storage, warehouse/logistics uses, repair and/or other services to motor vehicles, public utility stations or yards, and uses similar in character to the foregoing.

B

Amusement and recreation services, including but not limited to dance studios, martial arts studios, tennis clubs, physical fitness centers, and other indoor physical fitness facilities; health services, including but not limited to medical offices; educational services and social services, including but not limited to schools, child-care centers, counseling services and unemployment services; membership organizations, including but not limited to nonprofit organizations and houses of worship; and other services and uses similar to the above, either in operational characteristics or function.

Section 4. Subsection B in Section 166-195, *Prohibited uses*, in Article XXXIV, *I Industrial Districts*, is hereby deleted.

B. (Reserved)

Section 5. Subsection I in Section 166-197, *Performance standards*, in Article XXXIV, *I Industrial Districts*, is hereby deleted.

I. (Reserved)

Section 6. Subsection J in Section 166-203.4, *Required conditions*, in Article XXXVIA, *I-B2 Industrial-Business District*, is hereby deleted.

J. (Reserved)

Section 7. Subsection B in Section 166-207.8, *Prohibited uses*, in Article XXXVIIC, *I-5 Industrial District*, is hereby deleted.

B. (Reserved)

Section 8. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

Section 9. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township of Hanover, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the Township of Hanover are hereby ratified and confirmed, except where inconsistent with the terms hereof.

Section 10. The Township Clerk is hereby directed to give notice at least ten days prior to hearing on the adoption of this Ordinance to the County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15 and N.J.S.A. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the Township Clerk is further directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Morris County Planning Board as required by N.J.S.A. 40:55D-16. The Clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Township Tax Assessor as required by N.J.S.A. 40:49-2.1.

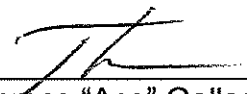
Section 11. This ordinance shall take effect upon publication and in accordance with the law.

TOWNSHIP COMMITTEE
TOWNSHIP OF HANOVER
COUNTY OF MORRIS
STATE OF NEW JERSEY

ATTEST:



Krista M. DiGiorgio, Township Clerk



Thomas "Ace" Gallagher, Mayor

DATE OF INTRODUCTION: March 12, 2026
DATE OF ADOPTION: April 9, 2026