



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**ORDINANCE NO. 18-2025**

**AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF  
DOVER, COUNTY OF MORRIS, THE STATE OF NEW JERSEY AMENDING  
CHAPTER 236 OF THE TOWN CODE**

**WHEREAS**, N.J.S.A. § 40:48-2 empowers municipalities to make, amend, and enforce ordinances, regulations, and rules as it may deem necessary and proper for the good government, order and protection of persons and property, and for the preservation of the public health, safety and welfare of the municipality and its inhabitants; and

**BE IT ORDAINED**, by the Mayor and Town Council of the Town of Dover, County of Morris, of the State of New Jersey, that Chapter 236 of the Town Code is hereby amended and supplemented as follows:

### **Chapter 236 – LAND USE AND DEVELOPMENT**

#### **Article II. Definitions**

##### **§ 236-5 Terms Defined**

##### **Retail Sales or Service Establishment**

A business operation located on an improved property such as a shop, store, or building complex that's primary purpose is the selling of goods, merchandise, and/or providing a service to the general public for personal or household use. In no instance shall this definition include professional offices, bars or taverns, or service stations.

#### **Article IV. Zoning**

##### **§ 236-18 C-2 General Commercial District.**

A. Principal uses. Principal uses shall be as follows:

- (1) Motor vehicle repair garages.
- (2) Tire sales, the sales of motor vehicles and motor vehicle parts, hardware stores.
- (3) Motor vehicle service stations.
- (4) Bars or taverns.
- (5) Computer, audio and video electronic stores.
- (6) Funeral homes.
- (7) Parks and playgrounds.
- (8) Buildings used exclusively by federal, state, county or local government.
- (9) Hotels and motels.
- (10) Offices.
- (11) Bars with live entertainment.

- (11) Bars with live entertainment.
- (12) Restaurants.
- (13) Restaurants, fast food.
- (14) Restaurants, formula fast food.
- (15) Restaurants with limited live entertainment.
- (16) Restaurants, fast food with drive-up.
- (17) Retail Sales and Service Establishments.

B. Accessory uses. Same as the C-1 Retail Commercial District.

C. Conditional uses as stipulated in § 236-40. Conditional uses, as stipulated in § 236-40, shall be as follows:

- (1) Same as R-1 and R-2 Districts.
- (2) Motor vehicle sales lot, both new and used.  
[Amended 3-9-1999 by Ord. No. 1-1999]
- (3) Apartments.
- (4) Adult entertainment establishments, adult bookstores, adult picture theaters, adult mini-motion picture theaters and adult cabarets.  
[Added 11-22-1994 by Ord. No. 38-1994]
- (5) Limousine service businesses.  
[Added 5-8-2001 by Ord. No. 9-2001]
- (6) Taxicab service business.
- (7) Nightclubs.
- (8) Licensed cannabis retailer in accordance with the provisions of Chapter 141.  
[Added 11-23-2021 by Ord. No. 25-2021]
- (9) Licensed medical marijuana dispensary in accordance with the provisions of Chapter 141.  
[Added 11-23-2021 by Ord. No. 25-2021]

D. Bulk requirements.

- (1) Every lot in the C-2 District shall have a minimum width of 100 feet at the street line and a minimum area of 10,000 square feet. Every principal building shall be provided with a side yard of not less than 10 feet, a front yard of not less than 20 feet and a rear yard of not less than 20 feet.
- (2) Every lot in the C-2 District shall be developed with not more than 80% impervious lot coverage nor more than 50% building coverage.

E. Height limits. All buildings in the C-2 District may be erected up to 65 feet in height.

F. Minimum floor area. There shall be no minimum floor area in the C-2 District.

G. Off-street parking. All uses shall be required to provide on-site, off-street parking in accordance with § 236-43.

[Amended 11-10-2003 by Ord. No. 39-2003]

**§ 236-43. Off-street parking and loading.**

N. The parking or storage of any commercial or non-commercial vehicles with more than four tires or wheels and/or not to exceed a GVWR of 10,000 pounds or more shall be prohibited in any residential zone. The parking and storage of any vehicles, including but not limited to campers, winnebago's, boats, trailers, and any other recreational vehicles, is permitted so long as the residential property in which the vehicle is parked maintains a driveway that extends beyond the face of the residential dwelling and shall not displace the required number of off-street parking spaces as outlined in Table 1 of Section 236-43 for Residential Land Use. Recreational vehicles and boats shall not be located on grasses within the side, front, or rear yards. All vehicles parked in residential properties shall be parked on an improved area including but not limited to an existing driveway or a paved space. Commercial vehicles parked on residential properties shall be parked in a driveway or parking area, not closer than twenty (20) feet to the front property line.

§ 236-43 Off-street parking and loading.

**Section 2. Severability.**

If any portion of this ordinance shall be deemed invalid by any court of competent jurisdiction, the remainder shall survive in full force and effect.

**Section 3. Repealer.**

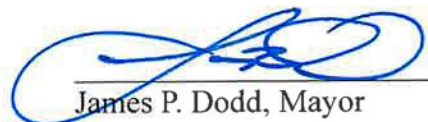
All ordinances and parts of ordinances or resolutions inconsistent herewith are hereby repealed.

**Section 4. When Effective.**

This ordinance shall be effective immediately upon adoption and publication in accordance with law.

ATTEST:

  
Tara M. Pettoni, Municipal Clerk

  
James P. Dodd, Mayor

INTRODUCED: 6/24/2025

ADOPTED: 7/28/2025