

LAND USE AND ZONING

95 Attachment 3

Township of East Hanover
 Schedule of Area Requirements
 Land Use and Zoning Ordinance of the Township of East Hanover
 Morris County, New Jersey

[Amended 10-6-1983 by Ord. No. 22-1983; 7-18-1985 by Ord. No. 9-1985; 12-5-1985 by Ord. No. 25-1985; 8-16-1990 by Ord. No. 10-1990; 12-15-2014 by Ord. No. 15-2014; 7-1-2024 by Ord. No. 07-2024]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Zone	Minimum Size of Lot			Maximum Percentage of Lot To Be Occupied by ¹			Minimum Required Yard Areas ²				Accessory Buildings Minimum Distance to ³		Minimum Usable Floor Area		Maximum Height of Building ⁵		Maximum Families per structure	
	Area (square feet)	Frontage at Street (feet)	Frontage at Cul-de-Sac (feet)	Principal Building	Principal and Accessory Buildings	Maximum Percentage of Impervious Surface	Front Yard	One Side Yard	Total of Two Side Yards	Rear Yard	Side Lot Line	Rear Lot Line	One-Story Building	More Than One-Story Building	Minimum Cubic Content of Principal ⁵	Stories		Feet
R-10	10,000	100 ⁷	55	20	30	50	40 ⁸	12	30	30	8	6	1,000	1,400	19,000	2 1/2 ¹⁹	35 ¹⁹	1
R-11	11,250	75	45	20	30	50	40 ⁸	10	25	35	6	6	1,000	1,400	19,000	2 1/2 ¹⁹	35 ¹⁹	1
R-15	15,000	100 ⁷	55	20	30	50	40 ⁸	15	35	40	8	6	1,000	1,400	19,000	2 1/2 ¹⁹	35 ¹⁹	1
R-20 ²⁰	20,000	100 ⁷	50	20	30	50	50 ⁸	15	35	50	10	6	1,100	1,500	20,900	2 1/2 ¹⁹	35 ¹⁹	1
R-120	120,000	300 ¹³	100	20 ¹³	30 ¹³	35	100 ¹³	40 ¹³	90 ¹³	100 ¹³	20	10	1,200 ¹³	1,600 ¹³	22,800 ¹³	2 1/2 ¹⁹	35 ¹⁹	1
R-120-CR	120,000	300 ¹³	100	20 ¹³	30 ¹³	35	100 ¹³	40 ¹³	90 ¹³	100 ¹³	20	10	1,200 ¹³	1,600 ¹³	22,800 ¹³	2 1/2 ¹⁹	35 ¹⁹	1
B-1	11,250	75	45	35	35	70	30	4 ⁹	25	40 ⁹	4	4	2,000 ¹⁵	2,000 ¹⁵	20,000	2	35	1
B-2	20,000 ¹⁸	100 ¹⁸	55	30 ¹⁸	30	70	40	5 ¹⁰	25	30 ¹⁰	10	10	2,000 ¹⁵	2,000 ¹⁵	20,000	2	35	None
R-L	871,000	400	100	25 ¹⁴	25 ¹⁴	70	150	100	200	100	Note ¹⁴	Note ¹⁴	10,000 ¹⁵	10,000 ¹⁵			35 ²¹	None
PB-1	20,000	100	55	30 ¹⁴	30 ¹⁴	65	40	15	30	30	Note ¹⁴	Note ¹⁴	2,000 ¹⁵	2,000 ¹⁵	20,000	2	35	None
PB-2	130,680	200	80	30 ¹⁴	30 ¹⁴	65	75	30	60	60	Note ¹⁴	Note ¹⁴	6,000 ¹⁵	6,000 ¹⁵	60,000	3	35	None
PB-3	348,480	500	None	30	30	65	150	50	100	50	Note ¹⁴	Note ¹⁴	6,000 ¹⁵	6,000 ¹⁵	60,000	3	39	None
I-3	130,680	200	80	30	30	85	75 ¹⁷	25 ¹¹	60	60 ¹¹	10	10	6,000 ¹⁵	6,000 ¹⁵			35 ²¹	None
I-1	43,560	150	75	30	30	85	50	25 ¹²	40	40 ¹²	10	10	4,000 ¹⁵	4,000 ¹⁵			35	None
P	20,000	100	50	20	30		50	15	25	50	10	6				2 1/2	35	None
CEM							25 ¹⁶	25 ¹⁶	50 ¹⁶	25 ¹⁶								

¹ See Article II, § 95-3, definition of “building area.”

² See Article II, § 95-3, definitions of “front,” “rear” and “side yards.”

³ See Article II, § 95-3, definition of “accessory building.”

⁴ See Article II, § 95-3, definition of “area, usable.”

⁵ See Article II, § 95-3, definition of “cubic content.”

⁶ See Article II, § 95-3, definition of “height of building.”

⁷ See § 95-46K.

⁸ See Article II, § 95-3, definition of “average alignment.”

⁹ See § 95-54C(1)(b) and (c).

¹⁰ See § 95-55C(1)(b).

¹¹ See § 95-59D(1)(b).

¹² See § 95-60D(1)(b).

¹³ One-family residential cluster development permitted with the consent and approval of the Planning Board, with house lots and structures having the same requirements as in the R-15 Zone, but with the remaining land under the density requirement of 120,000 square feet per house being dedicated to the municipality or to a neighborhood association with compulsory membership for maintenance as permanent open space or nonprofit recreation facilities.

¹⁴ Accessory buildings not permitted.

¹⁵ On ground floor.

¹⁶ To form a buffer strip at least 25 feet in width in accordance with Article VII.

¹⁷ Minimum 200 feet, entirely open and landscaped except for access drive, on street lines opposite a residential zone.

¹⁸ For business uses as stated, but for restricted industrial use, same as specified for Zone I-3 in the schedule.

¹⁹ Ordinance No. 21-1981, adopted 8-27-1981, provided that the maximum height of an accessory structure in this zone shall be 1 1/2 stories/13 feet.

²⁰ Certain development projects within the Township of East Hanover, known as “Edgemount Estates,” “Fairview I,” “Fairview II,” “Gifford Heights Developments” and “Royal Palm Estates” are to be designated on the Zoning Map as R-20 in nature. As a result of a judicial consent order, however, the development requirement for these cluster residential developments shall be as set forth in Addendum A (repealed 8-16-1990 by Ord. No. 10-1990) to this chapter. All accessory uses permitted in the R-10 One-Family, Residential Zone shall be allowed in those developments currently approved and developed as R-20CRD, cluster residential developments, and which are in de facto existence pursuant to prior court order or prior Planning Board approval; and shall be subject to all setback, bulk and area requirements for said accessory uses as set forth in the R-10 One-Family, Residential Zone requirements, which are incorporated herein by reference.

²¹ Except that the maximum height may be increased not to exceed a total of 65 feet, provided that an additional one foot of yard depth is provided for each one foot of building height in excess of 35 feet. In the R-L and I-3 Zones, there shall be a maximum rooftop coverage of 5% for mechanical equipment. For electronic data centers within the Light Industry I-3 Zone; Light Industry I-1 Zone; and the HD/OCI Highway Development Office Commercial Industrial Zone, there shall be a maximum rooftop coverage of 30% for mechanical equipment. In no event, however, shall any mechanical equipment exceed eight feet in height above the roofline.