

LAND DEVELOPMENT

13 Attachment 1

Borough of Morris Plains

**Section 13-4.14C(2.2)(d)(ii)
Schedule A**

**Minimum Distances (in feet) for Location of Parking and Loading Areas
[Last amended 5-5-2022 by Ord. No. 5-2022]**

Zone (1)	From Buildings (2)	From Street R.O.W.	From Property Lines	From Residential Zones
R-1	10	10	10	—
R-2	10	10	10	—
R-3	10	10	10	—
R-4	10	10	10	—
R-5	10 (3)	30	30 (6)	50
R-6	10 (8)	50	20 (8)	50 (8)
R-7	10 (8)	70	30	—
R-8	See § 13-5.12 for development requirements.			
B-1	5	10	10	25
B-2	5	10	10	25
B-3	10	25	10	50
B-4 (4)	5	10	10	25
B-5	5	10	10	25
C-1	5	10	10	25
OB	10	25	25	75
L-1 (5)	10	75 (9)	25 (7)	100
L-2 (5)	10	75	25	100
I (5)	10	20	20	100
TRPUD	See § 13-5.11 for development requirements.			

Notes:

- (1) All uses except one- and two-family dwellings.
- (2) Loading areas excepted.
- (3) Parking on parking decks attached to a principal building excluded.
- (4) No driveway opening to a property in the B-4 Zone shall be located opposite a residential zone.
- (5) Not more than 10% of the required parking shall be located in the front yard.
- (6) No setback distance required for parking decks or for parking located beneath a deck when the deck abuts a railroad.
- (7) Minimum setback distance of 175 feet required for parking decks from residentially zoned properties. See § 13-5.7D(10) for additional parking deck regulations.
- (8) Off-street parking spaces located within the individual unit driveways are excluded.
- (9) Where the street R.O.W. provides direct access to one or more residentially zoned properties, the minimum distance shall be 150 feet. This requirement shall apply to internal access driveways serving parking or loading areas and shall otherwise supersede the minimum distance required for parking and loading areas for a residential zone as set forth above.