

LAND DEVELOPMENT

13 Attachment 3

Borough of Morris Plains

Section 13-5.1C

Schedule C

Permitted Uses

[Last amended 10-5-2023 by Ord. No. 14-2023]

LEGEND:

X = Permitted

Principal Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	AF-1	AF-2	B-1	B-2	B-3	B-4	B-5	OB	C-1 ⁽¹⁾	L-1 ¹	L-2 ⁽¹⁾	I ⁽¹⁾	TRPUD
One-Family Dwellings	X	X	X	X																	
Townhouses § 13-5.6				X																	
Apartments and Townhouses § 13-5.6.1					X																
Multifamily Interlocking Townhouses						X															
Apartment/Multifamily Residential							X														
Affordable Apartment Residential									X	X											
Apartments on floors above the first floor											X ⁽²⁾⁽¹¹⁾			X ⁽²⁾	X ⁽²⁾⁽¹¹⁾						
Adult Care Center												X	X			X	X				X
Art Gallery											X	X	X	X			X				
Art Studio											X	X	X	X			X				
Assisted Living Residence												X							X	X	
Automobile Repair												X				X ⁽¹⁵⁾	X				
Automobile Sales												X				X ⁽¹⁵⁾	X				
Automobile Parts Sales												X					X				
Bar, Tavern											X	X	X				X				
Car Wash												X	X			X	X				
Child-Care Centers § 13-5.2B(4)											X	X	X	X	X	X	X	X	X	X	X
Cidery, Meadery											X	X	X			X	X				
Continuing Care Residential Community (“CCRC”)												X							X		
Contractor Services											X					X	X				
Convenience Store											X		X		X	X	X				
Craft Distillery											X	X	X			X	X				
Executive Conference and Training Centers												X				X	X	X	X	X	X
Finance, Insurance, and Real Estate Offices											X ⁽¹²⁾	X	X	X		X	X				
Funeral Homes														X							
Health Care Services												X	X			X	X	X			X
Health or Fitness Center											X	X	X				X	X			X
Hotels												X				X					
Independent Living												X							X		
Indoor Commercial Recreation Facility											X	X	X			X	X	X			X
Institutional Uses											X	X	X	X		X	X	X	X		X
Instructional Schools and Studios											X	X	X	X			X				X
Light Industry																		X			X
Limited Manufacturing, fabrication, processing, assembly and packaging																		X			X
Microbrewery											X	X	X			X	X				
Moving and Storage Operation																		X			X
Nonprofit Clubs, Lodges, Fraternal, Civic & Charitable Organizations											X ⁽⁴⁾	X ⁽⁴⁾		X			X				
Nursing Home												X							X		
Office											X ⁽³⁾	X	X	X		X	X	X	X		X
Office, Coworking											X ⁽³⁾	X	X	X		X	X	X	X		X
Office, Medical											X ⁽³⁾	X	X	X			X	X	X		X

Subject to the provisions set forth in § 13-5.12

Subject to the provisions set forth in § 13-5.11

MORRIS PLAINS CODE

Principal Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	AF-1	AF-2	B-1	B-2	B-3	B-4	B-5	OB	C-1 ⁽¹⁾	L-1 ¹	L-2 ⁽¹⁾	I ⁽¹⁾	TRPUD
Place of Worship		X	X											X						X	
Public Buildings and Uses	X	X	X	X							X	X	X	X	X	X	X	X	X	X	
Research, Design & Testing Laboratories																		X	X	X	
Restaurant											X	X	X		X	X	X				
Restaurant, Drive-In												X	X								
Restaurant, Drive-Through												X	X								
Retail Food Establishment											X	X	X	X			X				
Retail Nursery												X					X				
Retail, Pop-Up											X	X	X	X	X		X				
Retail Service											X	X	X ⁽⁵⁾	X	X	X ⁽¹⁴⁾	X				
Retail Stores											X	X	X ⁽⁵⁾	X	X	X ⁽¹⁴⁾	X				
Self-Storage Facility																		X		X	
Shelters, Supportive and Special Needs Housing, Supportive Shared Living Housing, Transitional Housing and Permanent Supportive Housing		X ⁽¹⁵⁾																			
Supermarket												X	X				X				
Urgent Care Medical Facility													X				X				
Vocational School, Private												X		X			X				X
Warehouse																	X	X			X
Wholesale Establishments																		X			X
Winery											X	X	X			X	X				

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Accessory Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	AF-1	AF-2	B-1	B-2	B-3	B-4	B-5	OB	C-1 ⁽¹⁾	L-1 ⁽¹⁾	L-2 ⁽¹⁾	I ⁽¹⁾	TRPUD		
Drive-Through Windows								Subject to the provisions set forth in § 13-5.12				X ⁽⁶⁾	X ⁽⁶⁾				X ⁽⁶⁾				Subject to the provisions set forth in § 13-5.11		
Mechanical Amusement Devices ⁽⁷⁾												X	X	X				X					
Outdoor Dining § 13-5.14												X	X	X	X	X	X	X					
Outdoor Storage § 13-5.2A												X	X	X					X	X		X	
Outdoor Workout/Fitness Area														X									
Parking and Parking Facilities § 13-5.7C and D	X	X	X	X	X ⁽¹⁰⁾	X ⁽¹³⁾				X	X	X	X	X	X	X	X	X	X	X		X	X
Permanent Mounted Generators														X									
Private Garages § 13-5.2B	X	X	X	X																			
Private Swimming Pools § 13-5.2B	X	X	X	X	X	X	X																
Roomers or Boarders not more than 2 per family	X	X	X	X																			
Administrative Offices, Recreation and Social Activity Rooms, Multipurpose Rooms																							
Signs § 13-5.8	X	X	X	X	X	X						X	X	X	X	X	X	X	X	X		X	X
Other Accessory Use Customarily Incident to Principal Uses	X ⁽⁸⁾	X ⁽⁸⁾	X ⁽⁸⁾	X ⁽⁸⁾	X		X			X	X	X	X	X ⁽⁹⁾	X	X	X	X	X	X		X	X

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Conditional Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	AF-1	AF-2	B-1	B-2	B-3	B-4	B-5	OB	C-1 ⁽¹⁾	L-1 ⁽¹⁾	L-2 ⁽¹⁾	I ⁽¹⁾	TRPUD		
Child-Care Centers § 13-5.4D		X	X					Subject to the provisions set forth in § 13-5.12													Subject to the provisions set forth in § 13-5.11		
Helistops § 13-5.4A																			X	X		X	
Gasoline Service Stations § 13-5.4B													X					X					
Public Utilities § 13-5.4C	X	X	X	X						X	X	X	X	X	X	X	X	X	X	X		X	
Wireless Telecommunications Antennas & Facilities § 13-5.4E																			X	X		X	

NOTES:

- (1) Uses in the C-1, L-1, L-2 and I Zones subject to the performance standards in § 13-5.2A(24).
- (2) Each apartment unit shall have a minimum floor area of 500 square feet plus 150 square feet for each habitable room other than a living room, dining room or kitchen.
- (3) Office, coworking office, and medical office may only be located on floors above the first floor, except offices for finance, insurance, and real estate offices may be located on the ground floor in the B-1 Zone.
- (4) Nonprofit clubs, lodges, fraternal, civic and charitable organizations may only be located on floors above the first floor in the B-1 and B-2 Zones.
- (5) The maximum floor area of any individual retail store shall be 75,000 square feet.
- (6) Drive-through windows are permitted accessory uses to financial institutions in the B-2, B-3, OB, and C-1 Zones if the approving board is satisfied there is enough room on site for queuing of cars. Drive-through windows are permitted accessory uses to pharmacies in the B-3 Zone if the approving board is satisfied there is enough room on site for queuing of cars. Drive-through restaurants are permitted principal uses in the B-2 and B-3 Zones.
- (7) Subject to the requirements of Chapter 4, Amusements and Amusement Businesses, of the Borough Code.
- (8) Not including any activity commonly conducted for gain unless otherwise specifically permitted.
- (9) Accessory buildings prohibited in the B-3 Zone.
- (10) Includes parking decks.
- (11) Apartment units shall not be permitted above the first floor in buildings located within the B-1 and B-5 Zones that are used as restaurants, retail food establishments, taverns and/or bars.
- (12) Excluding drive-through facilities in the B-1 Zone.
- (13) Off-street parking facilities shall be permitted both in common parking areas and private driveways and garages.
- (14) Limits retail sales and service, and motor vehicle sales and service to the OB Zone to lots with at least 150 feet of direct frontage on Route 10.
- (15) Subject to the special use provisions set forth in § 13-5.2B(15).