

LAND DEVELOPMENT

13 Attachment 4

Borough of Morris Plains

Section 13-5.1D

Schedule D

Schedule of Zoning Requirements

[Last amended 5-5-2022 by Ord. No. 5-2022]

Zone	Primary Use	Minimum Lot Area (square feet)	Maximum Depth of Lot (feet)	Minimum Lot Width		Minimum Yards (feet)			Minimum Side Yards Combined (feet) (2)	Minimum Residential Zone Setback (feet)	Maximum Coverage	Maximum FAR (%)	Maximum Height (10, 17)	
				Minimum Lot Frontage (feet)	@ Setback Line (feet)	Front	Rear	Side(1)					Stories	Feet
R-1	One-family dwellings													
	Conventional lot	40,250	230	50	175	50 (3)	50	25	60	—	(6)	—	2 1/2	35
	Cluster lot	25,000	200	50	125	50 (3)	50	15	40	—	(6)	—	2 1/2	35
R-2	One-family dwellings	18,000	150	50	120	35 (4)	25	12	30	—	(6)	—	2 1/2	35
R-3	One-family dwellings	7,200	120	50	60	25 (5)	25	8	18	—	(6)	—	2 1/2	35
R-4	One-family dwellings	18,000	150	50	120	35 (4)	25	12	30	—	(6)	—	2 1/2	35
	Townhouses	See § 13-5.6 for development requirements.												
R-5	Apartments and townhouses	See § 13-5.6.1 for development requirements.												
R-6	Interlocking townhouses	See § 13-5.6.2 for development requirements.												
R-7	Apartment/multi-family residential	See § 13-5.6.5 for development requirements.												
R-8	Residence	See § 13-5.12 for development requirements.												
AF-1	Affordable apartment residential	See § 13-5.6.3 for development requirements.												
AF-2	Affordable apartment residential	See § 13-5.6.4 for development requirements.												
B-1	Retail sales and service	—	—	—	—	15	10	0 or 10 (7)	—	28	—	35 (8)	2	28
B-2	Retail sales and service	—	—	—	—	25	10	0 or 10 (7)	—	35	—	35 (8)	3	35
B-3	Retail sales and service	—	—	—	—	150	50	30 (9)	—	—	—	22 (8)	2	25
B-4	Office buildings	—	—	—	—	25	35	10	—	—	—	35 (8)	2 1/2	35
B-5	Retail sales and services	—	—	—	—	15	10	0 or 10 (7)	—	28	—	35 (8)	2	28
C-1	Highway commercial	40,250	230	—	175	50	50	25	—	28	—	35 (8)	2	28
OB	Office buildings and hotels	87,500	350	—	250	75	75	75	—	100	—	25	3	35
L-1	Office and research	500,000	700	—	250	125	150	100	—	150	—	34/40 (14)	4	60 (15, 16)
L-2	Office and research	175,000	700	—	250	150	100	100	—	100	—	25 (8, 11) and (12)	—	35
I	Limited industry	175,000	700	—	250	100	100	100	—	100	—	28 (8)	2	40
TRPUD	Tabor Road Planned Unit Development	See § 13-5.11 for development requirements.												

MORRIS PLAINS CODE

Footnotes to Schedule D

- (1) There shall be two side yards except where one is superseded by a second front yard in the case of a corner lot, or as otherwise provided in § 5.2A(7.2).
- (2) Measured at the building line.
- (3) Where existing buildings on the same side of the street and within 200 feet form an established setback, new buildings and alterations shall conform to such established line, provided none shall be nearer than 40 feet from the front property line.
- (4) Where the existing buildings on the same side of the street and within 240 feet form an established setback, new buildings and alterations shall conform to such established line, provided none shall project closer than 25 feet to the front property line.
- (5) Where the existing buildings on the same side of the street and within 180 feet form an established setback, new buildings and alterations shall conform to such established line, provided none shall project closer than 20 feet to the front property line.
- (6) See § 13-5.2A(23.1) for maximum building coverage and § 13-5.2A(23.2) for maximum lot coverage.
- (7) A side yard is not required, but if provided it shall be at least 10 feet.
- (8) Where a lot extends into an adjoining residential zone, the total lot area shall be computed within 300 feet of the front street property line. This shall not be construed to waive any required building setback from a zone boundary.
- (9) One hundred feet where a side yard abuts a residential zone.
- (10) See § 13-5.2A(22), Exceptions to height requirements.
- (11) Every principal building shall have a minimum floor area of 40,000 square feet.
- (12) If an L-1 Zone property extends into an adjoining residential zone, the lot area shall include the residentially zoned portion for purposes of calculating the maximum permitted floor area, provided the residentially zoned portion does not constitute more than 10% of the total lot area.
- (13) See § 13-5.6.1E and F.
- (14) A single, individual lot within the L-1 Zone shall be permitted a FAR of up to 40%. However, adjacent lots in the L-1 Zone that are developed as a single parcel shall be limited to the maximum permitted L-1 district-wide FAR of 34%. The permitted FAR shall be exclusive of areas as defined herein, as well as walkways and other building connectors used exclusively for pedestrian circulation.
- (15) No building shall exceed 68 feet at any one point. Building height shall not include parapet walls, provided that they do not exceed a height of four feet over the roof level. There shall be a minimum separation of 75 feet between buildings.
- (16) Does not apply to bulkheads, elevator enclosures, water tanks, stairs, unoccupied mechanical roof top enclosures, cooling towers or similar accessory structures occupying an aggregate of 35% or less of the area of the roof on which they are located; and further provided that such structures do not exceed the height limit by more than 16 feet and are set back a minimum of 20 feet from the building facade.
- (17) Public utility uses shall be permitted within the required yard setbacks where such uses are adjacent to existing public utility rights-of-way. Subject to Planning Board review, additional landscape buffering may be required. All state and federal regulations shall be met.
- (18) Up to 120,000 square feet of space used solely for data center use may be eliminated from the calculation of FAR in the L-1 Zone District. In the I and L-2 Zone Districts, up to 5% of the building area(s) utilized solely for data center uses may be excluded from floor area ratio calculations.