

ZONING

95 Attachment 3

Township of Morris

Schedule of Area, Bulk and Yard Requirements

[Amended 3-28-1979 by Ord. No. 2-79; 7-21-2010 by Ord. No. 9-10; 10-1-2012 by Ord. No. 13-12; 12-19-2012 by Ord. No. 17-12]

Zone	Permitted Uses	Minimum Area Requirements				Maximum Bulk Requirements		Minimum Yard Requirements (feet)				Other Requirements (See section indicated)	Maximum Floor Area Ratio ³	Maximum Impervious Surface	
		Lot Area (square feet)	Per Family (square feet)	Lot Width (feet)	Lot Depth (feet)	Building Coverage	Building Height (feet)	Front Yard	Side Yard		Rear Yard				
									One	Both					
RA-130	Single-family detached residence	130,680	130,680	300	300	10%	35	100	50 ¹	100 ¹	100	—	—	25%	
	Cluster residential development			See Ch. 57, Land Development											
RA-87	Single-family detached residence	87,120	87,120	175	300	10%	35	75	30	100	50	—	—	30%	
RA-35	Single-family detached residence	35,000	35,000	175	175	15%	35	75	30 ¹	75 ¹	50	—	—	35%	
	Cluster residential development			See Ch. 57, Land Development											
RA-25	Single-family detached residence	25,000	25,000	135	135	15%	35	60	25 ¹	60 ¹	35	—	—	40%	
	Cluster residential development			See Ch. 57, Land Development											
RA-15	Single-family detached residence	15,000	15,000	100	100	20%	35	50	20 ¹	50 ¹	25	—	—	45%	
	Cluster residential development			See Ch. 57, Land Development											
RA-11	Single-family detached residence	11,250	11,250	75	100	25%	35	35	15 ¹	40 ¹	25	—	—	50%	
RA-7	Single-family detached residence	7,500	7,500	50	100	30%	35	25	10 ¹	20 ¹	25	—	—	55%	
RB-7	Single-family detached residence	7,500	7,500	60	100	30%	35	25	10 ¹	20 ¹	25	—	—	60%	
	Two-family detached residence	10,000	5,000	70	100	30%	35	25	15 ¹	25 ¹	25	—	—	—	
RG-5	Multiple-family dwelling (townhouses)	217,800	3,600	300	300	20%	35	50	50	100	50	—	—	—	
SC	Senior citizens' housing			See Article V, § 95-35E									—	—	—
TH-6	Townhouse residential			See Article V, § 95-35C									—	—	—
TH-8	Townhouse residential			See Article V, § 95-35D									—	—	—
B-11	Business	11,250	—	75	100	33%	35	35	10	25	25	—	—	—	
OL-5	Office and research lab	217,800	—	400	300	25%	45	100	75	150	100	—	0.25	65%	
OL-15	Office and research lab	653,400	—	500	500	20%	45	150	100	200	150	—	0.225	60%	
OL-40	Office and research lab	1,742,000	—	600	800	15%	45	300	175	350	200	—	0.20	50%	
OL-40/ PUD	Office and research laboratory planned development zone			See Article III, § 95-27.4											
I-21	Industrial	21,780	—	125	150	33%	45	35	15	30	50	—	—	—	
CEM	Cemetery	435,600	—	100	—	10%	25	50	25	50	25	—	—	—	

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Zone	Permitted Uses	Minimum Area Requirements				Maximum Bulk Requirements		Minimum Yard Requirements (feet)				Other Requirements (See section indicated)	Maximum Floor Area Ratio ³	Maximum Impervious Surface
		Lot Area (square foot)	Per Family (square foot)	Lot Width (foot)	Lot Depth (foot)	Building Coverage	Building Height (foot)	Front Yard	Side Yard		Rear Yard			
									One	Both				
OS-GU	Open space - government use ²	—	—	—	—	—	—	—	—	—	—	—	—	—
	Churches and other places of worship	The minimum area, maximum bulk and minimum yard requirements for the RA-130 Zone shall apply, except as modified by § 95-37B ²										§ 95-37B	—	—
	Motels, hotels, motor hotels, and other similar uses	217,800	—	400	300	20%	45	100	75	150	100	§ 95-37I	—	—
	Automotive service stations	40,000	—	200	150	20%	25	50	30	50	50	§ 95-37K	—	—
	Nursing homes	217,800	—	300	300	25%	35	75	50	100	75	§ 95-37G	—	—

NOTES

¹ In any case in which the building erected on the lot consists of only one story, the required side yard may be reduced by five feet on one side and a total of 10 feet on both sides.

² Because of the wide diversity and nature of the uses permitted in this zone, no specific area, bulk and yard requirements are provided. The Planning Board, in reviewing any site plan for uses proposed in this zone, shall use generally accepted planning standards to minimize the impact on surrounding development to ensure adequate circulation protection, ecological and environmental elements and shall approve only those plans designed to carry out the general intent of this zone. In cases in which land in this zone is developed for single-family residential use, the area, bulk and yard requirements permitted in an RA-130 Zone shall apply.

³ For RA-130 Zone.