

ZONING

430 Attachment 1

**Township of Parsippany-Troy Hills**

**Mixed Land Use Option Development Permitted Uses  
(See § 430-265.)**

Type of Use	R-1M (Alt. No. 1)	R-1M (Alt. No. 2)	R-2M <sup>1</sup>
1	2	3	4
Residential			
Single-family dwellings	X	X	X
Townhouse dwellings	X	X	X
Industrial offices			
All uses permitted in the ROL and SED Districts	X	X	X
All uses permitted in the O-1 and O-3 Districts			X
Commercial uses			
Department stores, but not including grocery stores or supermarkets	X	X	
Indoor theaters, health clubs, skating rinks and tennis courts	X	X	
Clothing, household goods, appliances and furnishing stores, banks, drugstores, restaurants, delicatessens, barber- and beauty shops, arts and crafts and hobby stores	X	X	X

NOTES:

<sup>1</sup> Editor's Note: Column 5, which immediately followed this column and contained regulations pertaining to the SED-10 District, was repealed 2-13-1979 by Ord. No. 78:32.

PARSIPPANY-TROY HILLS CODE

**Mixed Land Use Option Development Standards**

(See § 30-267.)

[Amended 2-13-1979 by Ord. No. 78:32; 7-24-1979 by Ord. No. 79:19; 11-23-1982 by Ord. No. 69:82]

<b>Minimum and Maximum Requirements For Development</b>	<b>R-1M</b>	<b>R-2M</b>	<b>R-1M(r)<sup>2</sup></b>
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
Minimum land area required to qualify for development option provisions <sup>1</sup>	250 acres	200 acres	150 acres
Gross density dwellings/acre <sup>2</sup>	2/acre	1.75/acre	1.5/acre
Minimum and maximum percent of total tract permitted for residential use	Min. 50	Min. 50	
	Max. 65	Max. 75	
Minimum and maximum percentage of total tract permitted for commercial uses <sup>3</sup>	Min. 0	Min. 0	
	Max. 5	Max. 1	
Minimum and maximum percent of tract permitted for industrial and office uses <sup>3</sup>	Min. 5	Min. 30	
	Max. 10	Max. 40	
Minimum and maximum percent mix of permitted residential housing types			
Detached single-family	30-60	65-100	20-50
Townhouse	40-70	0-35	50-80
Minimum lot size in square feet and minimum lot width in feet for single-family detached house	12,500/80	13,500/90	15,000/100
Minimum average lot size in square feet for all single-family detached lots	17,500	15,000	20,000
Minimum percent of required open space of total area of tract <sup>4</sup>	30	25	30
Maximum number of units per structure			8

## ZONING

### NOTES:

- <sup>1</sup> The minimum required area shall include only lands adjacent or contiguous to each other under single or combined ownership and located within the zone district specified.
- <sup>2</sup> Gross density shall be calculated by multiplying the maximum number of dwelling units permitted per acre times the total acreage of the tract.
- <sup>3</sup> The words commercial, industrial and office uses shall be differentiated. Commercial use shall include generally all retail and wholesale trade business engaged in the sale and/or service of food, clothing, household goods, appliances and furnishings. Uses commonly known as department stores, banks, theaters, barber- and beauty shops, delicatessens, restaurants and drugstores for the purpose of this subsection shall be classified as commercial uses. Furthermore, in the R-2M District, any portion of a motel used for commercial purposes described above shall be deemed a part of the minimum or maximum allowable commercial development. In the R-2M District, the determination of land used for commercial purposes shall be based upon the same proportion of the total floor area of a motel building to the floor area used for commercial uses. Industrial and office uses shall include all permitted nonresidential uses not classified as commercial uses.
- <sup>4</sup> Minimum required open space shall include all lands, whether to be in common open space, public facility areas or public areas. Required open space lands shall not include required yard areas of lots in private individual ownership and developed for detached single-family homes, or industrial uses and buildings or commercial uses and buildings, land area within the right-of-way of a public or private street and land area between walkways or sidewalks and buildings wherein the principal use of said lands is to provide for pedestrian traffic to and from buildings and parking lots. Open space areas may include portions or all the area of lots, provided that an owners' association established in accord with applicable state law or public dedication, or both, is made to ensure permanent establishment and maintenance of the open space area(s).