

# ZONING

## 430 Attachment 2

### Township of Parsippany-Troy Hills

#### SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS ZONING ORDINANCE OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS

(See Article VI.)

[Amended 2-13-1979 by Ord. No. 79:1; 6-9-1981 by Ord. No. 81:11; 11-23-1982 by Ord. No. 69:82; 10-26-1982 by Ord. No. 70:82; 4-26-1983 by Ord. No. 83:26; 12-8-1987 by Ord. No. 87:55; 2-14-1989 by Ord. No. 89:1; 7-9-1991 by Ord. No. 91:42; 7-9-1991 by Ord. No. 91:43; 8-10-1993 by Ord. No. 93:41; 3-8-1994 by Ord. No. 94:3; 3-14-2000 by Ord. No. 2000:7; 12-18-2001 by Ord. No. 2001:42; 2-26-2002 by Ord. No. 2002:4; 9-18-2007 by Ord. No. 2007:32; 5-20-2014 by Ord. No. 2014:08; 10-1-2019 by Ord. No. 2019:46; 10-1-2019 by Ord. No. 2019:47; 10-1-2019 by Ord. No. 2019:48; 10-1-2019 by Ord. No. 2019:49; 10-1-2019 by Ord. No. 2019:50; 10-1-2019 by Ord. No. 2019:51; 10-1-2019 by Ord. No. 2019:52; 10-1-2019 by Ord. No. 2019:53; 10-1-2019 by Ord. No. 2019:54; 10-1-2019 by Ord. No. 2019:55; 10-1-2019 by Ord. No. 2019:56; 10-1-2019 by Ord. No. 2019:57; 10-1-2019 by Ord. No. 2019:58; 12-19-2021 by Ord. No. 2021:24; 12-20-2022 by Ord. No. 2022:39; 12-20-2022 by Ord. No. 2022:40; 2-21-2023 by Ord. No. 2023:01]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
District	Minimum Lot Requirements		Minimum Required Yard Depth						Maximum Percent Lot Coverage by Building	Maximum Height (3)		Maximum Percent Lot Coverage Based on Impervious Coverage as Defined in § 430-8	Minimum Gross Floor Area	
	Area (square feet)	Lot Width (feet)	Principal Building				Accessory Building			Stories	Feet		One-Story Buildings (square feet)	More-than-One-Story Buildings
			Front Yard (feet)	Minimum One Side Yard (feet)	Both Side Yards (feet)	Rear Yard (feet)	Side Yard (feet)	Rear Yard (feet)						
R-R(1)	80,000	200	50	20	50	20	6	10	10%	2½	35	20%	1,350	1,900
R-1, R-1M & R-1M(r)(1)	40,000	200	50	20	50	20	6	10	10%	2½	35	20%	1,350	1,900
R-2 & R-2M (1)	30,000	150	50	12	25	20	6	10	10%	2½	35	20%	1,200	1,600
R-3	15,000	100	40	10	20	20	6	10	15%	2½	35	30%	1,200	1,500
R-3, (RCA) & R-3A, (RCA)	6,000	60	25	6	12	20	6	10	30%	2½	35	40%	950	1,250
R-4	6,000	60	25	6	12	20	6	10	20%	2½	35	40%	950	1,250
R-5	5 acres	200	50	25	50	20	6	10	20%	2	35	75%		
B-1	120,000	200	80	25	50	50	6	10	20%	3	35	80%	10,000	10,000
B-2	40,000	200	50	10	25	30	6	10	20%	2	35	90%	2,500	2,500
B-2A	40,000	200	50	10	25	30	6	10	20%	2	35	90%	2,500	2,500
B-3	20,000	100	50	10	25	15	6	10	25%	2	35	75%	2,500	2,500

PARSIPPANY-TROY HILLS CODE

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	Area (square feet)	Lot Width (feet)	Principal Building			Accessory Building		Stories		Feet	One-Story Buildings (square feet)		More-than-One-Story Buildings Total of All Floors (square feet)	
			Front Yard (feet)	Minimum One Side Yard (feet)	Both Side Yards (feet)	Rear Yard (feet)	Side Yard (feet)							Rear Yard (feet)
B-3A	20,000	100	50	10	25	15	6	10	18%	2	35	54%	2,500	2,500
B-4	8,000	80	35	5	15	15	5	15	30%	2	35	80%	2,500	2,500
B-5	4,000	40	10					15	35%	2	35	90%	1,000	1,500
O-S	8,000	80	35	5	15	15	5	15	30%	2	35	80%	2,500	2,500
SED-3	3 acres	200	75	35	75	50	25	25	35%	3	45	70%	5,000	5,000
SED-5 (2)	5 acres	300	100	50	100	75	25	50	35%	3	45	70%	10,000	10,000
SED-10(1), (2), (4)	10 acres	400	150	75	150	100	50	75	35%	3	45	70%	15,000	15,000
LIW-2	80,000	200	50	25	50	35	25	35	35%	2	35	70%	5,000	5,000
LIW-5	5 acres	300	50	25	50	35	25	35	35%	2	35	60%	5,000	5,000
ROL	5 acres	300	100	50	100	40	25	25	30%	3	45	70%	10,000	10,000
POD	Height, area and other bulk requirements are contained in § 430-155.													
AHD-1	Height, area and other bulk requirements are contained in § 430-250.													
AHD-2	Height, area and other bulk requirements are contained in § 430-250.													
APRD-2	Height, area and other bulk requirements are contained in § 430-229.													
COD	Height, area and other bulk requirements are contained in § 430-236.													
PRD	Height, area and other bulk requirements are contained in § 430-210.													
PRD-2	Height, area and other bulk requirements are contained in § 430-222.													
O-1	40,000	200	50	20	40	25	20	25	20%	2	35	75%	5,000	5,000
O-2	15,000	100	25	10	20	25	10	10	20%	2	35	75%	2,000	2,000
O-3	120,000	250	80	25	50	25	25	25	30%	3	45	75%	10,000	10,000
RCW	5 acres	250	180	20	50	100	100	100	5%	2½	35	15%	1,350	1,900
O-T	5 acres	300	50	25	50	75	25	50	15%	2½	35	60%	2,500	2,500
AHD-MU	See Art. XLVII													
AHD-3A	See Art. XLVIII													
AHD-3B	See Art. XLIX													
AHD-4	See Art. L													
AHD-5	See Art. LI													
AHD-6	See Art. LII													
AHD-7	See Art. LIII													
OVL-1	See Art. LIV													
OVL-2	See Art. LV													
OVL-3	See Art. LVI													
OVL-4	See Art. LVII													
OVL-5	See Art. LVIII													
OVL-6	See Art. LIX													

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	Area (square feet)	Lot Width (feet)	Principal Building			Accessory Building		Stories		Feet	One-Story Buildings (square feet)		More-than-One-Story Buildings	
			Front Yard (feet)	Minimum One Side Yard (feet)	Both Side Yards (feet)	Rear Yard (feet)	Side Yard (feet)							Rear Yard (feet)
OVL-7	See Art. LXII													
OVL-8	See Art. LXIII													

**NOTES:**

- (1) Permitted modifications may be allowed in districts pursuant to §§ 430-43, 430-52 and 430-61.
- (2) See § 430-146.
- (3) Height limit is the number of stories or number of feet, whichever the lesser.
- (4) Hotel structures are permitted to attain a maximum height of the lesser of four stories or 55 feet.