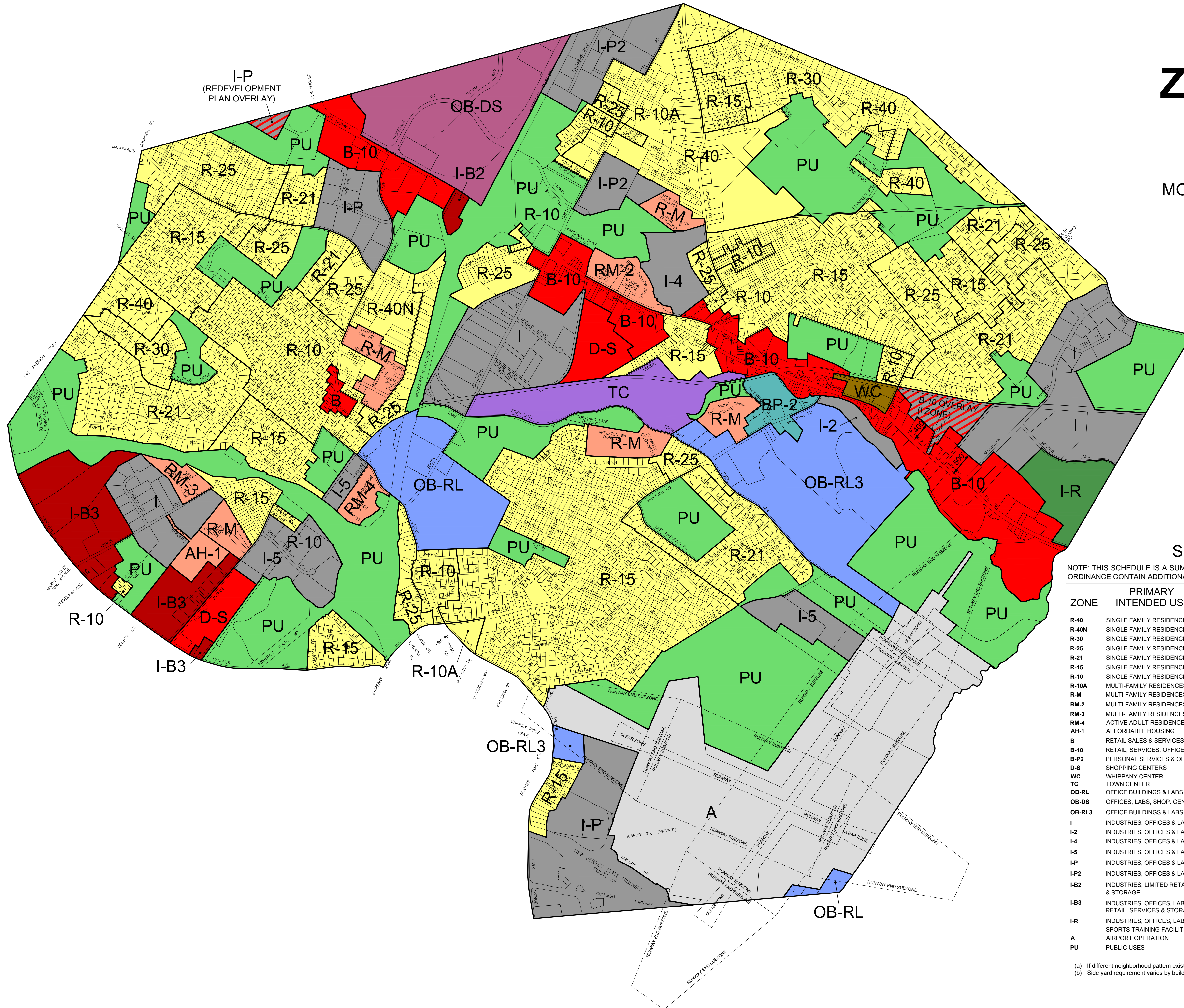


# ZONING MAP

TOWNSHIP OF  
**HANOVER**  
MORRIS COUNTY, NEW JERSEY  
DECEMBER 2018



## SUMMARY ZONING SCHEDULE

NOTE: THIS SCHEDULE IS A SUMMARY OF REGULATIONS FOR EACH ZONE DISTRICT. THE REGULATIONS IN THE TEXT OF THE ORDINANCE CONTAIN ADDITIONAL REGULATIONS AND SUPPLEMENT AND TAKE PRECEDENCE OVER THE SCHEDULE BELOW.

ZONE	PRIMARY INTENDED USE	MINIMUM LOT AREA	MINIMUM LOT WIDTH	FRONT YARD	SIDE YARD EACH (% OF LOT WIDTH)	REAR YARD	HEIGHT STORIES	FEET	
R-40	SINGLE FAMILY RESIDENCES	40,500 S.F.	150'	75'	20'	30%	50'	2-1/2 35'	
R-40N	SINGLE FAMILY RESIDENCES	40,500 S.F.	100'	75'	15-18' (b)	30%	50'	2-1/2 35'	
R-30	SINGLE FAMILY RESIDENCES	30,000 S.F.	135'	75'	20'	30%	50'	2-1/2 35'	
R-25	SINGLE FAMILY RESIDENCES	25,000 S.F.	125'	50'	15-18' (b)	30%	50'	2-1/2 35'	
R-21	SINGLE FAMILY RESIDENCES	21,000 S.F.	110'	50'	15-18' (b)	30%	50'	2-1/2 35'	
R-15	SINGLE FAMILY RESIDENCES	15,000 S.F.	100'	40' (a)	15-18' (b)	30%	40'	2-1/2 35'	
R-10	SINGLE FAMILY RESIDENCES	10,500 S.F.	70'	40' (a)	10-15' (b)	30%	40'	2-1/2 35'	
R-10A	MULTI-FAMILY RESIDENCES	SEE ARTICLE XXVIII.A OF THE LAND USE ORDINANCE							2-1/2 35'
R-M	MULTI-FAMILY RESIDENCES	SEE SECTION 166-180 OF THE LAND USE ORDINANCE							
RM-2	MULTI-FAMILY RESIDENCES	SEE SECTION 166-180.8 OF THE LAND USE ORDINANCE							
RM-3	MULTI-FAMILY RESIDENCES	SEE SECTION 166-180.13 OF THE LAND USE ORDINANCE							
RM-4	ACTIVE ADULT RESIDENCES	12 ACRES	---	50'	25-50'	50-100'	25-50'	3 45	
AH-1	AFFORDABLE HOUSING	SEE ARTICLE XXIX.E OF THE LAND USE ORDINANCE							
B	RETAIL SALES & SERVICES	---	---	50'	15'	30'	25' OR 40'	--- 28	
B-10	RETAIL, SERVICES, OFFICES & LABS	SEE ARTICLE XXXA OF THE LAND USE ORDINANCE							
B-P2	PERSONAL SERVICES & OFFICES	SEE SECTION 166-186.10 OF THE LAND USE ORDINANCE							
D-S	SHOPPING CENTERS	10 ACRES	---	100'	60'	120'	60'	--- 28	
WC	WHIPPANY CENTER	SEE ARTICLE XXXIC OF THE LAND USE ORDINANCE							
TC	TOWN CENTER	SEE SECTION 166-207.2 OF THE LAND USE ORDINANCE							
OB-RL	OFFICE BUILDINGS & LABS	60,000 S.F.	200'	100'-300'	50'	40%	60'	--- 75	
OB-DS	OFFICES, LABS, SHOP. CENTERS	5-10 ACRES	300'-600'	75'-100'	50'	100'	60'	6 85	
OB-RL3	OFFICE BUILDINGS & LABS	60,000 S.F.	200'	100'-300'	50'	40%	60'	--- 75	
I	INDUSTRIES, OFFICES & LABS	60,000 S.F.	200'	75'	40'	40%	60'	3 45	
I-2	INDUSTRIES, OFFICES & LABS	---	---	150'	40'	80'	40'	--- 45	
I-4	INDUSTRIES, OFFICES & LABS	3 ACRES	200'	75'-450'	50'	100'	50'	3 45	
I-5	INDUSTRIES, OFFICES & LABS	60,000 S.F.	200'	75'	40'	40%	60'	3 45	
I-P	INDUSTRIES, OFFICES & LABS	---	---	350'	100'-150'	40'	40%	75' --- 45	
I-P2	INDUSTRIES, OFFICES & LABS	---	---	350'	100'	40'	40%	75' --- 45	
I-B2	INDUSTRIES, LIMITED RETAIL & STORAGE	5 ACRES	300'	75'	40'	40%	60'	--- 28	
I-B3	INDUSTRIES, OFFICES, LABS, RETAIL, SERVICES & STORAGE	SEE ARTICLE XXXVIB OF THE LAND USE ORDINANCE							
I-R	INDUSTRIES, OFFICES, LABS, SPORTS TRAINING FACILITIES	60,000 S.F.	200'	75'	40'	---	60'	--- 75	
A	AIRPORT OPERATION	SEE SECTION 166-207.15 OF THE LAND USE ORDINANCE							
PU	PUBLIC USES	SEE SECTION 166-210 OF THE LAND USE ORDINANCE							
PU	PUBLIC USES	SEE SECTION 166-211.4 OF THE LAND USE ORDINANCE							

(a) If different neighborhood pattern exists, must comply with neighborhood pattern.  
(b) Side yard requirement varies by building height; greater side yard for taller building.