# 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 | SIDE YARD BOTH (% OF LOT WIDTH) | REAR YARD | HEIGHT STORIES | HEIGHT 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. | 150' | 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 XXVIIIA 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.A 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 XXXVI OF THE LAND USE ORDINANCE | | | | | | | |
| B | RETAIL SALES & SERVICES | ------ | --- | 50' | 15' | 30' | 25' OR 40' | --- | 26 |
| B-10 | RETAIL, SERVICES, OFFICES & LABS | SEE ARTICLE XXXIX 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' | 80' | 120' | 50' | --- | 26 |
| WC | WHIPPANY CENTER | SEE ARTICLE XXXIIC OF THE LAND USE ORDINANCE | | | | | | | |
| TC | TOWN CENTER | SEE SECTION 166-207.2 OF THE LAND USE ORDINANCE | | | | | | | |
| OB-RL | OFFICE BUILDINGS & LABS | 80,000 S.F. | 200' | 150-300' | 50' | 40% | 80' | --- | 75 |
| OB-DS | OFFICES, LABS, SHOP. CENTERS | 5-15 ACRES | 300'-600' | 75-150' | 50' | 100' | 50' | 6 | 65 |
| OB-RL3 | OFFICE BUILDINGS & LABS | 80,000 S.F. | 200' | 150-300' | 50' | 40% | 80' | --- | 75 |
| I | INDUSTRIES, OFFICES & LABS | 80,000 S.F. | 200' | 75' | 40' | 40% | 50' | 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 | 80,000 S.F. | 200' | 75' | 40' | 40% | 80' | 3 | 45 |
| I-P | INDUSTRIES, OFFICES & LABS | ------ | 350' | 100' | 40' | 40% | 75' | --- | 45 |
| I-P2 | INDUSTRIES, OFFICES & LABS | ------ | 350' | 100' | 40' | 40% | 75' | --- | 45 |
| I-R2 | INDUSTRIES, LIMITED RETAIL & STORAGE | 5 ACRES | 300' | 75' | 40' | 40% | 80' | --- | 26 |
| I-B3 | INDUSTRIES, OFFICES, LABS, RETAIL, SERVICES & STORAGE | SEE ARTICLE XXXVIII OF THE LAND USE ORDINANCE | | | | | | | |
| I-R | INDUSTRIES, OFFICES, LABS | 80,000 S.F. | 200' | 75' | 40' | ---- | 80' | --- | 75 |
| | SPORTS TRAINING FACILITIES | SEE SECTION 166-207.15 OF THE LAND USE ORDINANCE | | | | | | | |
| A | AIRPORT OPERATION | 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.