

ORDINANCE NO. 16-12

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER AMENDING AND SUPPLEMENTING CHAPTER 166 OF THE CODE OF THE TOWNSHIP ENTITLED LAND USE AND DEVELOPMENT LEGISLATION BY REVISING THE FLOOR AREA RATIO AND IMPROVEMENT COVERAGE REGULATIONS IN THE I-5, I-B AND I-P2 ZONE DISTRICTS

WHEREAS, the Township of Hanover is comprised of a variety of zone districts, including but not limited to residential, commercial, office and industrial districts; and

WHEREAS, in most zone districts, the regulations include limitations on the maximum floor area and improvement coverage on a lot; and

WHEREAS, the Planning Board recently had the opportunity to reexamine the floor area and coverage limitations for the I-5, I-B and I-P2 zone districts, and found that these zone districts contained the most restrictive floor area ratio and coverage limitations of any industrial zones in the Township; and

WHEREAS, the Planning Board reexamined the basis for floor area ratio and coverage limitations in these districts and found that a greater floor area and coverage could be achieved on various properties in these zones, without violating any other provisions of the Land Use Ordinance; and

WHEREAS, the Planning Board determined that the current floor area ratio and coverage limitations in these districts unduly limited economic development activity in these districts, and that a modest increase in the permitted floor area and coverage limits in these zones would have no significant detriment on the suburban character of the industrial zones or the Township as a whole; and

WHEREAS, based on the foregoing examination and findings, the Planning Board has recommended that the Township Committee increase the maximum permitted floor area ratio and improvement coverage in the I-5, I-B and I-P2 zone districts.

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of Hanover, in the County of Morris and State of New Jersey, as follows:

Section 1. Subsection J. in Section 166-202., *Required conditions*, in Article XXXVI, *I-B Industrial-Business District*, is hereby amended and supplemented to read as follows:

- J. The total floor area of all buildings on a lot shall not exceed 25% of the lot area. No lot shall have more than 65% of the entire lot area covered with buildings, parking areas, sidewalks or any other impervious material. That part of the lot that is not covered with buildings or impervious material shall be landscaped as set forth in Subsection H above.

Section 2. Subsections C. and D. in Section 166-207.9., *Required conditions*, in Article XXXVIIC, *I-5 Industrial District*, are hereby amended and supplemented to read as follows:

- C. Maximum floor area ratio: 25% of the lot area.
- D. Maximum improvement coverage: 65% of the lot area.

Section 3. Subsections B. and C. in Section 166-207.12., *Required conditions*, in Article XXXVIID, *I-P2 Industrial Park District*, are hereby amended and supplemented to read as follows:

- B. Maximum floor area ratio: 25% of the lot area.
- C. Maximum improvement coverage: 65% of the lot area.

Section 4. All ordinances of the Township of Hanover which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

Section 5. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this ordinance.

Section 6. This Ordinance shall take effect in accordance with law.

TOWNSHIP COMMITTEE
TOWNSHIP OF HANOVER
COUNTY OF MORRIS
STATE OF NEW JERSEY

Date of Introduction: June 28, 2012
Date of Adoption: July 26, 2012

NOTICE OF INTRODUCTION

NOTICE IS HEREBY GIVEN, That the foregoing Ordinance was submitted in writing at a meeting of the Township Committee of the Township of Hanover, in the County of Morris and State of New Jersey, held on the 28th day of June, 2012, introduced and read by title and passed on first reading and the Governing Body will further consider the same for second reading and final passage thereof at a meeting to be held on the 26th day of July, 2012, at 8:30 o'clock in the evening prevailing time, at the Municipal Building, 1000 Route 10, Whippany, in said Township of Hanover, at which time and place a public hearing will be held thereon by the Governing Body and all persons and citizens in interest shall have an opportunity to be heard concerning same.

JOSEPH A. GIORGIO, TOWNSHIP CLERK
TOWNSHIP OF HANOVER
COUNTY OF MORRIS
STATE OF NEW JERSEY

DATED: July 5, 2012