

ZONING MAP

TOWNSHIP OF HANOVER

MORRIS COUNTY, NEW JERSEY
FEBRUARY 2015



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	HEIGHT STORIES	HEIGHT FEET	FRONT YARD	SIDE YARD ONE (% OF LOT WIDTH)	REAR YARD BOTH (% OF LOT WIDTH)	MINIMUM LOT AREA	MINIMUM LOT WIDTH	
R-40	SINGLE FAMILY RESIDENCES	2-1/2	35'	75'	20'	30%	40,500 S.F.	150'	
R-25	SINGLE FAMILY RESIDENCES	2-1/2	35'	50'	15-18'	30%	25,000 S.F.	125'	
R-15	SINGLE FAMILY RESIDENCES	2-1/2	35'	40'	15-18'	30%	15,000 S.F.	100'	
R-16A	SINGLE FAMILY RESIDENCES	2-1/2	35'	40'	15-18'	30%	15,000 S.F.	100'	
R-10	SINGLE FAMILY RESIDENCES	2-1/2	35'	40'	10-15'	30%	10,500 S.F.	70'	
R-10A	SINGLE FAMILY RESIDENCES	2-1/2	35'	SEE ARTICLE XXVIII.A OF THE LAND USE ORDINANCE					
R-M	MULTI-FAMILY RESIDENCES	SEE SECTION 166-180.8 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	3	45'	50'	25-50'	50-100'	25-50'	12 ACRES	
AH-1	AFFORDABLE HOUSING	SEE ARTICLE XXIX.E OF THE LAND USE ORDINANCE							
B	RETAIL SALES & SERVICES	---	28	50'	15'	30'	25' OR 40'	---	
B-1	RETAIL SALES & SERVICES	---	28	50'	40'	80'	25' OR 40'	---	
B-P	PERSONAL SERVICES & OFFICES	---	28	50'	15'	30'	25'	15,000 S.F.	
B-P2	PERSONAL SERVICES & OFFICES	SEE SECTION 166-186.10 OF THE LAND USE ORDINANCE							
D-S	SHOPPING CENTERS	---	28	100'	60'	120'	60'	10 ACRES	
WC	WHIPPANY CENTER	SEE ARTICLE XXXIX.C OF THE LAND USE ORDINANCE							
TC	TOWN CENTER	SEE SECTION 166-207.2 OF THE LAND USE ORDINANCE							
OB-RL	OFFICE BUILDINGS & LABS	---	75	100'-300'	50'	40%	60'	60,000 S.F.	
OB-DS	OFFICES, LABS, SHOP. CENTERS	6	85'	75-100'	50'	100'	60'	5 - 10 AC. 300' - 600'	
OB-RL3	OFFICE BUILDINGS & LABS	---	75	100'-300'	50'	40%	60'	60,000 S.F.	
I	INDUSTRIES, OFFICES & LABS	3	45'	75'	40'	40%	60'	60,000 S.F.	
I-2	INDUSTRIES, OFFICES & LABS	---	45	150'	40'	80'	40'	---	
I-4	INDUSTRIES, OFFICES & LABS	3	45'	75'-450'	50'	100'	60'	3 ACRES	
I-5	INDUSTRIES, OFFICES & LABS	3	45'	75'	40'	40%	60'	60,000 S.F.	
I-P	INDUSTRIES, OFFICES & LABS	---	45	100'-150'	40'	40%	75'	---	
I-P2	INDUSTRIES, OFFICES & LABS	---	45	100'	40'	40%	75'	---	
I-B	INDUSTRIES, OFFICES, LABS & RETAIL SALES & SERVICES	---	28	75'	40'	40%	60'	60,000 S.F.	
I-B2	INDUSTRIES, LIMITED RETAIL & STORAGE	---	28	75'	40'	40%	60'	5 ACRES	
I-B3	INDUSTRIES, OFFICES, LABS, RETAIL, SERVICES & STORAGE	SEE ARTICLE XXXVII.B OF THE LAND USE ORDINANCE							
I-R	INDUSTRIES, OFFICES, LABS & SPORTS TRAINING FACILITIES	---	75	75'	40'	---	60'	60,000 S.F.	
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							