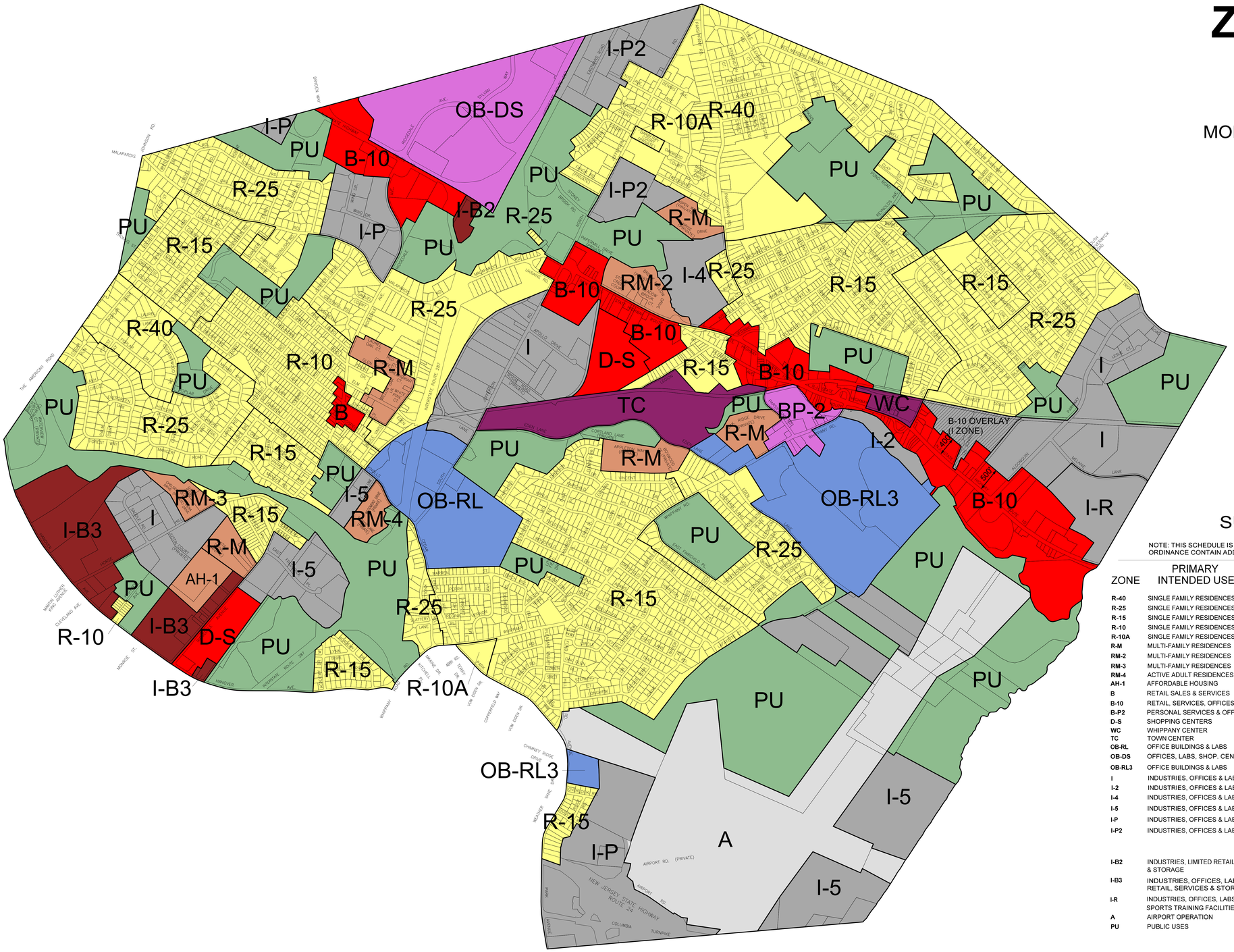
ZONING MAP

TOWNSHIP OF

HANOVER

MORRIS COUNTY, NEW JERSEY

DECEMBER 2017



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)	SIDE YARD BOTH (% OF LOT WIDTH)	REAR YARD	MINIMUM LOT AREA	MINIMUM LOT WIDTH
R-40	SINGLE FAMILY RESIDENCES	2-1/2	35'	75'	20'	30%	50'	40,500 S.F.	150'
R-25	SINGLE FAMILY RESIDENCES	2-1/2	35'	50'	15-18'	30%	50'	25,000 S.F.	125'
R-15	SINGLE FAMILY RESIDENCES	2-1/2	35'	40'	15-18'	30%	40'	15,000 S.F.	100'
R-10	SINGLE FAMILY RESIDENCES	2-1/2	35'	40'	10-15'	30%	40'	10,500 S.F.	70'
R-10A	SINGLE FAMILY RESIDENCES	2-1/2	35'	SEE ARTICLE XXVIIIA OF THE LAND USE ORDINANCE					
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	3	45	50'	25-50'	50-100'	25-50'	12 ACRES	---
AH-1	AFFORDABLE HOUSING	SEE ARTICLE XXIXE OF THE LAND USE ORDINANCE							
B	RETAIL SALES & SERVICES	---	28	50'	15'	30'	25' OR 40'	------	---
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	---	28	100'	60'	120'	60'	10 ACRES	---
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	---	75	100'-300'	50'	40%	60'	60,000 S.F.	200'
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.	200'
I	INDUSTRIES, OFFICES & LABS	3	45	75'	40'	40%	60'	60,000 S.F.	200'
I-2	INDUSTRIES, OFFICES & LABS	---	45	150'	40'	80'	40'	------	---
I-4	INDUSTRIES, OFFICES & LABS	3	45	75'-450'	50'	100'	50'	3 ACRES	200'
I-5	INDUSTRIES, OFFICES & LABS	3	45	75'	40'	40%	60'	60,000 S.F.	200'
I-P	INDUSTRIES, OFFICES & LABS	---	45	100'-150'	40'	40%	75'	------	350'
I-P2	INDUSTRIES, OFFICES & LABS	---	45	100'	40'	40%	75'	------	350'
I-B2	INDUSTRIES, LIMITED RETAIL & STORAGE	---	28	75'	40'	40%	60'	5 ACRES	300'
I-B3	INDUSTRIES, OFFICES, LABS, RETAIL, SERVICES & STORAGE	SEE ARTICLE XXXVIB OF THE LAND USE ORDINANCE							
I-R	INDUSTRIES, OFFICES, LABS	---	75	75'	40'	---	60'	60,000 S.F.	200'
	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							