

**LEGAL NOTICE**

**TOWNSHIP OF PARSIPPANY-TROY HILLS  
MUNICIPAL ORDINANCES**

**NOTICE OF INTRODUCTION**

**NOTICE IS HEREBY GIVEN**, that the following Ordinance was submitted in writing at a Meeting of the Township Council of the Township of Parsippany-Troy Hills, in the County of Morris and State of New Jersey, held on **September 3, 2019** introduced 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 **October 1, 2019** at 7:00 p.m., prevailing time, or as soon thereafter as the matter may be reached, at the Municipal Building in said Township 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. A copy of this ordinance has been posted on the Bulletin Board in the Municipal Building. During the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's Office in said Municipal Building to the members of the general public who shall request the same.

KHALED MADIN  
Township Clerk

**TOWNSHIP OF PARSIPPANY-TROY HILLS  
MORRIS COUNTY, NEW JERSEY**

**ORDINANCE NO. 2019:56**

**AN ORDINANCE TO AMEND CHAPTER 430 ENTITLED "ZONING" OF  
THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS TO ESTABLISH A NEW OVL-4 OVERLAY  
ZONE**

**NOW, THEREFORE, BE IT ORDAINED** by the Township Council of the Township of Parsippany-Troy Hills, County of Morris, State of New Jersey, that amendments set forth below are made to the Revised General Ordinances of the Township of Parsippany-Troy Hills, Chapter 430 entitled "Zoning."

**Section 1.** Section 430-4, "Districts established," of the Code of the Township of Parsippany-Troy Hills shall be amended to include a new overlay district as follows:

OVL-4 Overlay District.

**Section 2.** Section 430-5, Zoning Map. The Township of Parsippany-Troy Hills Zoning Map shall be amended to include a new Overlay Zone, which shall be shown to encompass Block 15.12 Lot 1, and which shall retain the underlying O-T Office Transitional Zone designation for these parcels, as shown on the accompanying Map.

**Section 3.** Section 430-35, Schedule of Area and Bulk Requirements shall be amended to include a new ‘OVL-4’ row, within which the phrase ‘See Article XLXVI’ shall be inserted.

**Section 4.** Chapter 430 shall be amended and supplemented by the insertion of a new Article XLXVI entitled “OVL-4 Overlay District.” This new article shall read as follows:

**Article XLXVI. OVL-4 Overlay District.**

**§ 430-399. Purpose.**

The purpose of the OVL-4 Overlay District is to create a realistic opportunity for the construction of low- and moderate-income housing in a suitable portion of the Township of Parsippany-Troy Hills, and thereby help to address the fair share housing obligation of the Township of Parsippany-Troy Hills under the New Jersey Fair Housing Act (“FHA”), applicable Council on Affordable Housing (“COAH”) regulations, the settlement agreement entered into between the Township and Fair Share Housing Center (“FSHC”) on April 11, 2019, and the Township’s Housing Element and Fair Share Plan. The OVL-4 Overlay District encourages the development of low- and moderate-income housing by allowing for a mixed use inclusionary multifamily residential; however, developers shall also have the option of developing in accordance with the underlying O-T Office Transitional Zone standards.

**§ 430-400. Permitted uses.**

The uses set forth below shall be permitted as a development alternative to the underlying zoned uses allowed by this Chapter but shall not replace the underlying zoning district.

- A. Principal uses. The principal permitted uses in the OVL-4 Overlay Zone shall be identical to those uses permitted in the O-T Office Transitional Zone as set forth at §430-212; provided, however, that any developer that elects to develop in accordance with the OVL-4 Overlay

Zone standards as set forth herein shall be required to provide multi-family dwellings as noted herein.

- (1) Nonresidential Uses. Up to 4,000 square feet of a single area of the ground level of a building developed in accordance with the OVL-4 Overlay Zone shall permit any combination of permitted principal nonresidential uses as set forth at §430-126 A, B, and C on the ground level of a Multifamily residential dwellings or in a separate standalone building.
- (2) Residential Uses. Multifamily residential units such as apartments or condominiums, Such residential uses shall include provisions for affordable housing as noted herein.

B. Accessory uses. The following accessory uses are permitted in the OVL-4 Overlay District:

- (1) Off-street parking, including surface parking, under-building parking, and parking garages.
- (2) Fences and walls.
- (3) Signs.
- (4) Buildings for storage of maintenance equipment.
- (5) Private recreation buildings and facilities, including swimming pools, workout rooms, common areas and the like, intended for use by residents of the premises.
- (6) Trash and recycling facilities intended for use by residents of the premises.
- (7) Other accessory uses normally incidental to the principal permitted use.

**§ 430-401. Prohibited uses.**

Uses prohibited in the OVL-4 Overlay District shall include the following:

- A. Any principal use not specifically permitted herein or permitted by other applicable law.

**§ 430-402. Affordable housing requirements.**

- A. All multifamily residential developments constructed in the OVL-4 Overlay District shall be required to set aside a minimum percentage of units for affordable housing. The minimum set aside shall be twenty percent (20%). When calculating the required number of affordable units, any computation resulting in a fraction of a unit shall be rounded upwards to the next whole number.
- B. All affordable units to be produced pursuant to this section shall comply with the Township's Affordable Housing Ordinance at Article XLXIX of the Township Code, as may be amended and supplemented, the Uniform Housing Affordability Controls ("UHAC")(N.J.A.C. 5:80-

26.1 et seq.), or any successor regulation, the Township’s Housing Element and Fair Share Plan, as may be amended from time to time, and any applicable order of the Court, including a Judgment of Compliance and Repose Order. This includes, but is not limited to, the following requirements for all affordable units:

- (1) Low/Moderate Income Split: A maximum of fifty percent (50%) of the affordable units shall be moderate-income units and a minimum of fifty percent (50%) of the affordable units shall be low-income units. At least thirteen percent (13%) of all restricted rental units shall be very low-income units, which shall be counted as part of the required number of low-income units within the development.
- (2) Bedroom Mix: Shall comply with the UHAC (N.J.A.C. 5:80-26.1 et seq.) requirements shall apply in the OVL-4 Overlay District.
- (3) Deed Restriction Period: All affordable units shall be deed restricted for a period of at least thirty (30) years from the date of the initial occupancy of each affordable unit (the “Deed-Restriction Period”). The affordability controls shall expire only after they are properly released by the Township and/or the Township’s Administrative Agent at the Township’s sole option in accordance with N.J.A.C. 5:80-26.11 for rental units or N.J.A.C. 5:80-26.5 for for-sale units.
- (4) Administrative Agent: All affordable units shall be administered by a qualified Administrative Agent paid for by the developer.
- (5) Other Affordable Housing Unit Requirements: Developers shall also comply with all of the other requirements of the Township’s Affordable Housing Ordinance, including, but not limited to, (1) affirmative marketing requirements, (2) candidate qualification and screening requirements, (3) integrating the affordable units amongst the market rate units, and (4) unit phasing requirements. Developers shall ensure that the affordable units are dispersed between the buildings on its site, and shall identify the exact location of each affordable unit at the time of site plan application.

**§ 430-403. Development standards.**

A. Area and bulk requirements. The area and bulk requirements for the uses permitted in the OVL-4 Overlay District are set forth below. The area and bulk regulations of the underlying zoning district shall remain in full force and effect for development devoted exclusively to uses permitted in the underlying zoning district.

<b>Criteria</b>	<b>OVL-4 Overlay Requirements</b>
Maximum Density	18 du/ac

<b>Criteria</b>	<b>OVL-4 Overlay Requirements</b>
Minimum Tract Lot Area (ac)	12.50
Minimum Lot Width (ft)	100
Minimum Lot Depth (ft)	100
Minimum Front Yard Setback (ft)	50
Minimum Side Yard Setback Each (ft)	25
Minimum Rear Yard Setback (ft)	75
Maximum Percent Lot Building Coverage (%)	30
Maximum Percent Lot Impervious Coverage (%)	60
Maximum Building Sty/Height (ft)	4/48
Minimum Buffer (ft)	25
Maximum Length of Bldg. w/o 5-foot jog in the front facade (ft)	80
Minimum Setback: Building to Building (if separate buildings) (ft)	60

B. **Parking and Loading.** Development within the OVL-4 Overlay District shall conform to the off-street parking and loading requirements as specified in Article XXXVII, except that use and minimum space requirements under Section 430-276 shall be applied in the OVL-4 Overlay District as follows:

- (1) Residential uses, not including mixed-use residential buildings: Conformance with latest standards of the New Jersey Residential Site Improvement Standards (R.S.I.S.) with the provision that the guest parking requirement shall be permitted to be shared in accordance with a specific shared parking requirement as outlined below resulting in a parking ratio of no less than 1.7 spaces per dwelling unit.
- (2) Mixed-use building residential uses: Conformance with latest standards of the New Jersey R.S.I.S. with the provision that the guest parking requirement shall be permitted to be shared in accordance with a specific shared parking requirement as outlined below resulting in a parking ratio of no less than 1.7 spaces per dwelling unit.

- (3) Commercial / Nonresidential Uses: One space per 200 square feet of gross floor area.
- (4) All off-street parking and drive aisles shall be located a minimum of 10 feet from buildings, except for parking and drive aisles which extend continuously into or under a building from outside the building.
- (5) All off-street parking and drive aisles shall be located a minimum of 10 feet from property lines.
- (6) All parking areas shall be designed in accordance with the applicable provisions of Article XXXVI of this Chapter; however, in the event of a conflict between Article XXXVI and this Article, this Article shall govern.
- (7) Off-street parking shall not be provided for any use or to any party other than a resident or visitor of the site, unless a shared parking arrangement has been approved by the reviewing board, nor shall parking areas be used for any purpose other than parking.
- (8) Signage shall be provided where parking spaces are to be reserved for residents. Visitor parking shall be signed and painted for each space designated for such a purpose.

C. Shared parking. For mixed-use residential buildings, a shared parking approach to the provision of off-street parking shall be permitted where feasible, as determined by the approving agency. The methodology used by the developer to calculate the number of shared parking spaces permitted shall be in conformance with applicable sections of 430-275 and those recommended in the Urban Land Institute “Shared Parking Standards for a Mixed-Use Center” latest edition or later or similar nationally recognized standard. The shared parking study should be provided to the Board for approval, outlining minimally the following:

- (1) The recommended parking needs of the mixed-use project.
- (2) The sensitivity of the proposed uses to change. For example, a center with no restaurant could have significant changes in parking if a restaurant was added.
- (3) Similar mixes of uses in other areas of the community or of a similar project operated by the developer.
- (4) Degree of variability of parking for individual uses (average, range, and standard deviation).
- (5) If shared parking is approved by the Board, future change of tenancy will be subject to the review and approval of the changes to the shared parking approval. Such change in tenancy review shall be undertaken by the Minor Site Plan and Subdivision Committee of the Planning Board as deemed appropriate in accordance with § 225-44.

D. Parking structures.

1. Parking structures shall be screened with principal building use structures or shall be screened by architectural treatments as provided on adjacent principal buildings to sufficiently disguise the structure.
2. Architectural treatments shall include such features as; compatible façade materials, building openings or window arrangement and detailing, gratings artistic panels and green wall treatments to disguise or screen the parking or structure. Such features shall not represent a sign as defined in § 430-279.

3. Parking structure entrances shall be accentuated by the architectural detailing and to provide visual identification to safeguard pedestrian movement and crosswalks where appropriate.
  4. Provisions for a living wall system, civic art and/or decorative lighting is permitted to maximize the visual quality from residential units facing and adjacent public roadways to the parking structure as well as elevations facing the surrounding community.
  5. Ramps to such a garage structure shall be internal to the structure or screened.
- E. Signage. Signage requirements for the OVL-4 Overlay Zone shall be consistent with the signage requirements in 430-286, as set forth in XXXVIII, Signs.
- F. Design Standards. The design standards of the OVL-4 Overlay Zone shall be consistent with the standards of 430-350D but only to the extent appropriate for the site and only if not inconsistent with the express standards of this ordinance.
- G. Accessory buildings and structures: All accessory buildings and structures shall be subject to the standards set forth at § 430-13. Architectural design and materials used in the construction of accessory buildings and structures shall conform to those used in the construction of principal buildings.

**Section 5.** If any article, 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 and they shall remain in full force and effect.

**Section 6.** In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township of Parsippany-Troy Hills, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the Township of Parsippany-Troy Hills are hereby ratified and confirmed, except where inconsistent with the terms hereof.

**Section 7.** The Township Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this ordinance to the Morris County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required).

**Section 8.** After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of Parsippany-Troy Hills for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Township Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

**Section 9.** This Ordinance shall be presented to the Mayor for his approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40:69A-149.7. If the Mayor fails to return this Ordinance with either his approval or objection to same within ten (10) days after it has been presented to him, then this Ordinance shall be deemed approved.

**Section 10.** This Ordinance shall take effect immediately upon (1) adoption; (2) approval by the Mayor pursuant to N.J.S.A. 40:69A-149.7; (3) publication in accordance with the laws of the State of New Jersey; and (4) filing of the final form of adopted ordinance by the Clerk with (a) the Morris County Planning Board pursuant to N.J.S.A. 40:55D-16, and (b) the Township Tax Assessor as required by N.J.S.A. 40:49-2.1.