

ZONING

430 Attachment 2

Township of Parsippany-Troy Hills

SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS
ZONING ORDINANCE OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS

(See Article VI.)

[Amended 2-13-1979 by Ord. No. 79:1; 6-9-1981 by Ord. No. 81:11; 11-23-1982 by Ord. No. 69:82; 10-26-1982 by Ord. No. 70:82; 4-26-1983 by Ord. No. 83:26; 12-8-1987 by Ord. No. 87:55; 2-14-1989 by Ord. No. 89:1; 7-9-1991 by Ord. No. 91:42; 7-9-1991 by Ord. No. 91:43; 8-10-1993 by Ord. No. 93:41; 3-8-1994 by Ord. No. 94:3; 3-14-2000 by Ord. No. 2000:7; 12-18-2001 by Ord. No. 2001:42; 2-26-2002 by Ord. No. 2002:4; 9-18-2007 by Ord. No. 2007:32; 5-20-2014 by Ord. No. 2014:08; 10-1-2019 by Ord. No. 2019:46; 10-1-2019 by Ord. No. 2019:47; 10-1-2019 by Ord. No. 2019:48; 10-1-2019 by Ord. No. 2019:49; 10-1-2019 by Ord. No. 2019:50; 10-1-2019 by Ord. No. 2019:51; 10-1-2019 by Ord. No. 2019:52; 10-1-2019 by Ord. No. 2019:53; 10-1-2019 by Ord. No. 2019:54; 10-1-2019 by Ord. No. 2019:55; 10-1-2019 by Ord. No. 2019:56; 10-1-2019 by Ord. No. 2019:57; 10-1-2019 by Ord. No. 2019:58]

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|--------------------------|--------------------------|------------------|-----------------------------|------------------------------|------------------------|--------------------|------------------|------------------|--|--------------------|------|--|-----------------------------------|--|
| District | Minimum Lot Requirements | | Minimum Required Yard Depth | | | | | | Maximum Percent Lot Coverage by Building | Maximum Height (3) | | Maximum Percent Lot Coverage by all Buildings and Pavement | Minimum Gross Floor Area | |
| | Area (square feet) | Lot Width (feet) | Principal Building | | | Accessory Building | | | | Stories | Feet | | One-Story Buildings (square feet) | More-than-One-Story Buildings Total of All Floors (square feet) |
| | | | Front Yard (feet) | Minimum One Side Yard (feet) | Both Side Yards (feet) | Rear Yard (feet) | Side Yard (feet) | Rear Yard (feet) | | | | | | |
| R-R(1) | 80,000 | 200 | 50 | 20 | 50 | 20 | 6 | 10 | 10% | 2½ | 35 | 20% | 1,350 | 1,900 |
| R-1, R-1M & R-1M(r)(1) | 40,000 | 200 | 50 | 20 | 50 | 20 | 6 | 10 | 10% | 2½ | 35 | 20% | 1,350 | 1,900 |
| R-2 & R-2M (1) | 30,000 | 150 | 50 | 12 | 25 | 20 | 6 | 10 | 10% | 2½ | 35 | 20% | 1,200 | 1,600 |
| R-3 | 15,000 | 100 | 40 | 10 | 20 | 20 | 6 | 10 | 15% | 2½ | 35 | 30% | 1,200 | 1,500 |
| R-3, (RCA) & R-3A, (RCA) | 6,000 | 60 | 25 | 6 | 12 | 20 | 6 | 10 | 30% | 2½ | 35 | 40% | 950 | 1,250 |
| R-4 | 6,000 | 60 | 25 | 6 | 12 | 20 | 6 | 10 | 20% | 2½ | 35 | 40% | 950 | 1,250 |
| R-5 | 5 acres | 200 | 50 | 25 | 50 | 20 | 6 | 10 | 20% | 2 | 35 | 75% | | |
| B-1 | 120,000 | 200 | 80 | 25 | 50 | 50 | 6 | 10 | 20% | 3 | 35 | 80% | 10,000 | 10,000 |
| B-2 | 40,000 | 200 | 50 | 10 | 25 | 30 | 6 | 10 | 20% | 2 | 35 | 90% | 2,500 | 2,500 |
| B-2A | 40,000 | 200 | 50 | 10 | 25 | 30 | 6 | 10 | 20% | 2 | 35 | 90% | 2,500 | 2,500 |
| B-3 | 20,000 | 100 | 50 | 10 | 25 | 15 | 6 | 10 | 25% | 2 | 35 | 75% | 2,500 | 2,500 |
| B-3A | 20,000 | 100 | 50 | 10 | 25 | 15 | 6 | 10 | 18% | 2 | 35 | 54% | 2,500 | 2,500 |
| B-4 | 8,000 | 80 | 35 | 5 | 15 | 15 | 5 | 15 | 30% | 2 | 35 | 80% | 2,500 | 2,500 |

PARSIPPANY-TROY HILLS CODE

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|---------------------|--|------------------|-----------------------------|------------------------------|------------------------|------------------|--------------------|------------------|--|--------------------|------|--|-----------------------------------|-----------------------------------|
| District | Minimum Lot Requirements | | Minimum Required Yard Depth | | | | | | Maximum Percent Lot Coverage by Building | Maximum Height (3) | | Maximum Percent Lot Coverage by all Buildings and Pavement | Minimum Gross Floor Area | |
| | Area (square feet) | Lot Width (feet) | Principal Building | | | | Accessory Building | | | Stories | Feet | | One-Story Buildings (square feet) | More-than-One-Story Buildings |
| | | | Front Yard (feet) | Minimum One Side Yard (feet) | Both Side Yards (feet) | Rear Yard (feet) | Side Yard (feet) | Rear Yard (feet) | | | | | | Total of All Floors (square feet) |
| B-5 | 4,000 | 40 | 10 | | | 15 | | 10 | 35% | 2 | 35 | 90% | 1,000 | 1,500 |
| O-S | 8,000 | 80 | 35 | 5 | 15 | 15 | 5 | 15 | 30% | 2 | 35 | 80% | 2,500 | 2,500 |
| SED-3 | 3 acres | 200 | 75 | 35 | 75 | 50 | 25 | 25 | 35% | 3 | 45 | 70% | 5,000 | 5,000 |
| SED-5 (2) | 5 acres | 300 | 100 | 50 | 100 | 75 | 25 | 50 | 35% | 3 | 45 | 70% | 10,000 | 10,000 |
| SED-10(1), (2), (4) | 10 acres | 400 | 150 | 75 | 150 | 100 | 50 | 75 | 35% | 3 | 45 | 70% | 15,000 | 15,000 |
| LIW-2 | 80,000 | 200 | 50 | 25 | 50 | 35 | 25 | 35 | 35% | 2 | 35 | 70% | 5,000 | 5,000 |
| LIW-5 | 5 acres | 300 | 50 | 25 | 50 | 35 | 25 | 35 | 35% | 2 | 35 | 60% | 5,000 | 5,000 |
| ROL | 5 acres | 300 | 100 | 50 | 100 | 40 | 25 | 25 | 30% | 3 | 45 | 70% | 10,000 | 10,000 |
| POD | Height, area and other bulk requirements are contained in § 430-155. | | | | | | | | | | | | | |
| AHD-1 | Height, area and other bulk requirements are contained in § 430-250. | | | | | | | | | | | | | |
| AHD-2 | Height, area and other bulk requirements are contained in § 430-250. | | | | | | | | | | | | | |
| APRD-2 | Height, area and other bulk requirements are contained in § 430-229. | | | | | | | | | | | | | |
| COD | Height, area and other bulk requirements are contained in § 430-236. | | | | | | | | | | | | | |
| PRD | Height, area and other bulk requirements are contained in § 430-210. | | | | | | | | | | | | | |
| PRD-2 | Height, area and other bulk requirements are contained in § 430-222. | | | | | | | | | | | | | |
| O-1 | 40,000 | 200 | 50 | 20 | 40 | 25 | 20 | 25 | 20% | 2 | 35 | 75% | 5,000 | 5,000 |
| O-2 | 15,000 | 100 | 25 | 10 | 20 | 25 | 10 | 10 | 20% | 2 | 35 | 75% | 2,000 | 2,000 |
| O-3 | 120,000 | 250 | 80 | 25 | 50 | 25 | 25 | 25 | 30% | 3 | 45 | 75% | 10,000 | 10,000 |
| RCW | 5 acres | 250 | 180 | 20 | 50 | 100 | 100 | 100 | 5% | 2½ | 35 | 15% | 1,350 | 1,900 |
| O-T | 5 acres | 300 | 50 | 25 | 50 | 75 | 25 | 50 | 15% | 2½ | 35 | 60% | 2,500 | 2,500 |
| AHD-MU | See Art. XLVII | | | | | | | | | | | | | |
| AHD-3A | See Art. XLVIII | | | | | | | | | | | | | |
| AHD-3B | See Art. XLIX | | | | | | | | | | | | | |
| AHD-4 | See Art. L | | | | | | | | | | | | | |
| AHD-5 | See Art. LI | | | | | | | | | | | | | |
| AHD-6 | See Art. LII | | | | | | | | | | | | | |
| AHD-7 | See Art. LIII | | | | | | | | | | | | | |
| OVL-1 | See Art. LIV | | | | | | | | | | | | | |
| OVL-2 | See Art. LV | | | | | | | | | | | | | |
| OVL-3 | See Art. LVI | | | | | | | | | | | | | |
| OVL-4 | See Art. LVII | | | | | | | | | | | | | |
| OVL-5 | See Art. LVIII | | | | | | | | | | | | | |
| OVL-6 | See Art. LIX | | | | | | | | | | | | | |

ZONING

NOTES:

- (1) Permitted modifications may be allowed in districts pursuant to §§ 430-43, 430-52 and 430-61.
- (2) See § 430-146.
- (3) Height limit is the number of stories or number of feet, whichever the lesser.
- (4) Hotel structures are permitted to attain a maximum height of the lesser of four stories or 55 feet.