

**SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS  
ZONING ORDINANCE OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS  
MORRIS COUNTY, NEW JERSEY  
(See Article VI.)**

1	2	3		4	5	6	7	8	9	10	11	12	13	14	15					
		Minimum Lot Requirements														Minimum Required Yard Depth		Maximum Height(3)	Maximum Percent Lot Coverage by all Buildings and Pavement	Minimum Floor Area
		Area (square feet)	Lot Width (feet)													Front Yard (feet)	Minimum One Side Yard (feet)			
District																				
R-R(1)	80,000	200	200	50	20	50	20	6	10	10%	2 1/2	35	20%	1,350	1,900					
R-1, R-1M & R-1M(r)(1) <sup>4</sup>	40,000	200	200	50	20	50	20	6	10	10%	2 1/2	35	20%	1,350	1,900					
R-2 & R-2M(1)	30,000	150	150	50	20	25	20	6	10	10%	2 1/2	35	20%	1,200	1,600					
R-3	15,000	100	100	40	20	20	20	6	10	15%	2 1/2	35	30%	1,200	1,500					
R-3 (RCA) & R-3A(RCA) <sup>8</sup>	6,000	60	60	25	20	12	20	6	10	30%	2 1/2	35	40%	950	1,250					
R-4	6,000	60	60	25	20	12	20	6	10	20%	2 1/2	35	40%	950	1,250					
R-5	5 acres	200	200	50	20	50	20	6	10	20%	2	35	75%							
B-1	120,000	200	200	80	25	50	50	6	10	20%	3	35	80%	10,000	10,000					
B-2	40,000	200	200	50	10	25	30	6	10	20%	2	35	90%	2,500	2,500					
B-2A*	40,000	200	200	50	10	25	30	6	10	20%	2	35	90%	2,500	2,500					
B-3	20,000	100	100	50	10	25	15	6	10	25%	2	35	75%	2,500	2,500					
B-3A7	20,000	100	100	50	10	25	15	6	10	18%	2	35	54%	2,500	2,500					
B-4	8,000	80	80	35	5	15	16	5	15	30%	2	35	80%	2,500	2,500					
B-5	4,000	40	40	10	10	15	16	10	10	35%	2	35	90%	1,000	1,500					
O-S	8,000	80	80	35	5	15	15	5	15	30%	2	35	80%	2,500	2,500					
SED-3 & SED-3A	3 acres	200	200	75	35	75	75	25	25	35%	3	45	70% <sup>10</sup>	5,000	5,000					
SED-5(2) & SED-5A	5 acres	300	300	100	50	100	75	25	50	35%	3	45	70% <sup>10</sup>	10,000	10,000					
SED-10(1)(2) <sup>2</sup>	10 acres	400	400	160	75	160	100	50	75	35%	3	45	70% <sup>10</sup>	15,000	15,000					
LIW-2	80,000	200	200	50	25	50	35	25	35	35%	2	35	70%	5,000	6,000					
LIW-5	5 acres	300	300	50	25	50	35	25	35	35%	2	35	60%	5,000	5,000					
ROL	5 acres	300	300	100	50	100	40	25	25	30%	3	45	70%	10,000	10,000					
POD <sup>3</sup> & AHD-1 & AHD-2 & APRD-2 & COD & PRD & PRD-2	Height, area and other bulk requirements are contained in § 19.																			
O-1	40,000	200	200	50 <sup>5</sup>	20	40	25	20	25	20% <sup>5</sup>	2 <sup>6</sup>	35	75%	5,000	5,000					
O-2 <sup>1</sup>	80,000	200	200	50 <sup>5</sup>	20	40	25	20	25	20% <sup>5</sup>	2 <sup>5</sup>	35	75% <sup>10</sup>	5,000	5,000					
O-3	120,000	250	250	80	25	50	25	25	25	30%	3	45	75% <sup>10</sup>	10,000	10,000					
RCW	5 acres	250	250	180	20	50	100	100	100	5%	2 1/2	35	15%	1,350	1,900					
O-T <sup>6</sup>	5 acres	300	300	50	25	50	75	25	50	15%	2 1/2	35	60%	2,500	2,500					

NOTES:  
 (1) Permitted modifications may be allowed in districts pursuant to §§ 19-39, 19-47 and 19-55. [Amended 4-26-1983 by Ord. No. 83:26]  
 (2) [Repealed 6-9-1981 by Ord. No. 81-11] See § 19-127.  
 (3) Height limit is the number of stories or number of feet, whichever the lesser.  
<sup>1</sup> [Added 2-13-1979 by Ord. No. 79:1]  
<sup>2</sup> [Amended 4-26-1983 by Ord. No. 83:26]  
<sup>3</sup> [Amended 10-26-1982 by Ord. No. 70:82]  
<sup>4</sup> [Amended 11-23-1982 by Ord. No. 69:82]  
<sup>5</sup> [Amended 12-8-1987 by Ord. No. 87:56]  
<sup>6</sup> [Added 2-14-1989 by Ord. No. 89:1]  
<sup>7</sup> [Added 7-9-1991 by Ord. No. 91:42]  
<sup>8</sup> [Added 7-9-1991 by Ord. No. 91:43; amended 8-10-1993 by Ord. No. 93:41; 3-8-1994 by Ord. No. 94:3]  
<sup>9</sup> [Added 3-14-2000 by Ord. No. 2000:7]  
<sup>10</sup> [Amended 12-18-2001 by Ord. No. 2001:42]