

**ORDINANCE 3-2013
TOWNSHIP OF MENDHAM
MORRIS COUNTY – NEW JERSEY**

**AN ORDINANCE OF THE TOWNSHIP OF MENDHAM ADOPTING
AND IMPLEMENTING AMENDED OFFICIAL ZONING MAP**

BE IT HEREBY ORDAINED by the Township Committee of the Township of Mendham as follows:

Whereas the Township of Mendham has need to adopt and amended Zoning Map in accordance with the Master Plan and zoning ordinances of the Township of Mendham;

Now therefore be it hereby ordained as follows:

SECTION ONE: There is hereby adopted as the official Zoning Map of the Township of Mendham that certain map prepared by Ferriero Engineering dated May 2012 and captioned "Zoning Map, Township of Mendham, Morris County, NJ." Said Zoning Map shall control all land uses in the Township of Mendham and all prior zoning maps are hereby repealed to the extent inconsistent herewith.

SECTION TWO: If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason found to be unconstitutional or unenforceable, such decision shall not affect the remaining portion of this ordinance.

SECTION THREE: All ordinances of the Township of Mendham which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION FOUR: This ordinance shall take effect upon final passage and publication thereof as provided by law.

INTRODUCED: 3/11/2013

ADVERTISED: 3/14/2013

PUBLIC HEARING: 7/8/2013

ADOPTED: 7/8/2013

ADVERTISED: 7/11/2013

ATTEST:

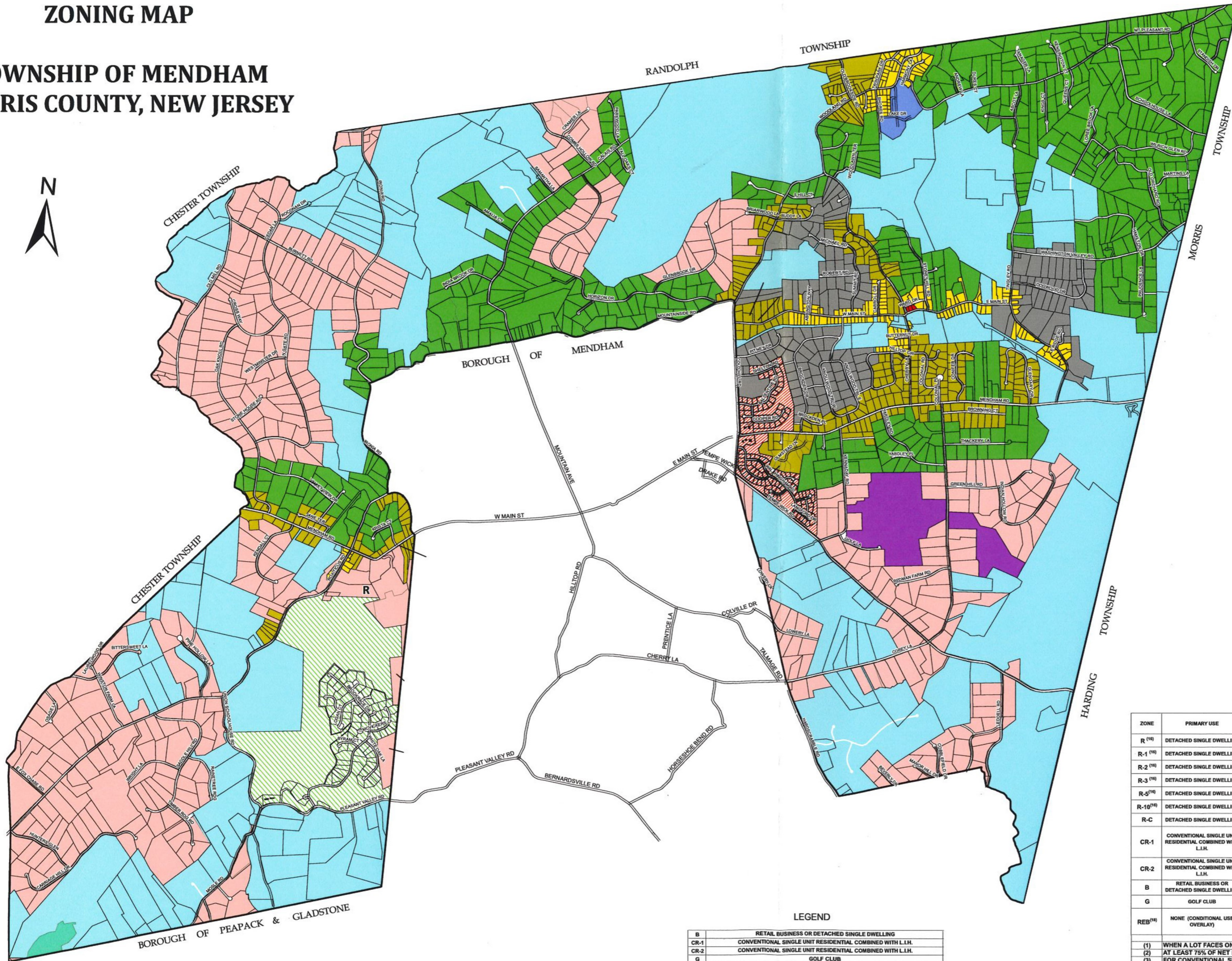
TOWNSHIP OF MENDHAM
IN THE COUNTY OF MORRIS


Kathleen Potter, RMC
Township Clerk


Richard A. Merkt
Mayor

ZONING MAP

TOWNSHIP OF MENDHAM MORRIS COUNTY, NEW JERSEY



LEGEND

- B Business Zone
- CR-1 Single-Family Residential Zone
- CR-2 Single-Family Residential Zone
- G Golf Club Zone
- R Single-Family Residential Zone
- R-1 Single-Family Residential Zone
- R-10 Single-Family Residential Zone
- R-2 Single-Family Residential Zone
- R-3 Single-Family Residential Zone
- R-5 Single-Family Residential Zone
- R-C Single-Family Residential Zone
- REB Reuse of Existing Buildings

SCHEDULE OF REQUIREMENTS

ZONE	PRIMARY USE	MINIMUM LOT AREA OR DENSITY	MINIMUM NET BLDG. ENVELOPE AREA	MINIMUM LOT FRONTAGE (FT.)	MINIMUM DIAMETER L.G.C. (FT.)	MINIMUM DIAMETER B.E.C. (FT.)	MINIMUM SETBACKS (FT.) ⁽¹⁾			MAXIMUM HEIGHT (FT.) ⁽¹⁸⁾
							SIDE YARD	FRONT YARD	REAR YARD	
R ⁽¹⁴⁾	DETACHED SINGLE DWELLING	20,000 SQ. FT.	7,000 SQ.FT.	75	100 ⁽¹⁾	70	15	50	35	35
R-1 ⁽¹⁴⁾	DETACHED SINGLE DWELLING	1 ACRE	12,000 SQ.FT.	100	160 ⁽¹⁾	100	30	60	50	35
R-2 ⁽¹⁴⁾	DETACHED SINGLE DWELLING	2 ACRE	25,000 SQ.FT.	100	225 ⁽¹⁾	140	40	60	50	35
R-3 ⁽¹⁴⁾	DETACHED SINGLE DWELLING	3 ACRE	40,000 SQ.FT.	100	250 ⁽¹⁾	150	50	60	50	35
R-5 ⁽¹⁴⁾	DETACHED SINGLE DWELLING	5 ACRE	80,000 SQ.FT.	100	300 ⁽¹⁾	200	50	60	50	35
R-10 ⁽¹⁴⁾	DETACHED SINGLE DWELLING	10 ACRE	140,000 SQ.FT.	100	400 ⁽¹⁾	240	80	100	100	35
R-C	DETACHED SINGLE DWELLING	20,000 SQ. FT.	7,000 SQ.FT.	75	100	70	15	50	35	35
CR-1	CONVENTIONAL SINGLE UNIT RESIDENTIAL COMBINED WITH L.I.H.	AVERAGE ⁽¹⁾ 40,000 SQ. FT. 0.214 DU/Ac ⁽¹⁾	12,000 SQ.FT. ⁽²⁾	AS APPROVED ⁽³⁾	160 ⁽¹⁾	35 ⁽²⁾	15 ⁽¹⁾	35 ⁽¹⁾	35 ⁽²⁾	35
CR-2	CONVENTIONAL SINGLE UNIT RESIDENTIAL COMBINED WITH L.I.H.	SEE R ZONE ⁽¹⁾ 1.30 D.U./Ac ⁽¹⁾	7,000 SQ.FT. ⁽²⁾	75 ⁽¹⁾	100 ⁽¹⁾	70 ⁽¹⁾	15 ⁽¹⁾	50 ⁽¹⁾	35 ⁽¹⁾	35
B	RETAIL BUSINESS OR DETACHED SINGLE DWELLING	SEE R ZONE ⁽¹⁾ 1.30 D.U./Ac.	N.A.	50	100	25	100 ⁽¹⁾	100 ⁽¹⁾	100 ⁽¹⁾	35
G	GOLF CLUB	35 ACRE	N.A.	100	N.A.	N.A.	250	250	250	35
REB ⁽¹⁴⁾	NONE (CONDITIONAL USE OVERLAY)	10 ACRE	140,000 SQ.FT.	100	400 ⁽¹⁾	240	80	100	100	35

LEGEND

B	RETAIL BUSINESS OR DETACHED SINGLE DWELLING
CR-1	CONVENTIONAL SINGLE UNIT RESIDENTIAL COMBINED WITH L.I.H.
CR-2	CONVENTIONAL SINGLE UNIT RESIDENTIAL COMBINED WITH L.I.H.
G	GOLF CLUB
R	DETACHED SINGLE DWELLING
R-1	DETACHED SINGLE DWELLING
R-2	DETACHED SINGLE DWELLING
R-3	DETACHED SINGLE DWELLING
R-5	DETACHED SINGLE DWELLING
R-10	DETACHED SINGLE DWELLING
R-C	DETACHED SINGLE DWELLING
REB	REUSE OF EXISTING BUILDINGS - OVERLAY DISTRICT

0 250500 1,000 1,500 2,000 2,500 3,000
Feet

AUGUST REV 1 COLOR



FERRERO ENGINEERING, INC. 908 873-0200
180 MAIN STREET
P.O. BOX 571
CHESTER, NJ 07930

- (1) WHEN A LOT FACES ON MORE THAN ONE STREET, THE REQUIRED DIAMETER OF L.G.C. SHALL INCREASE BY 25%
- (2) AT LEAST 75% OF NET BUILDING ENVELOPE AREA MUST BE CONTIGUOUS
- (3) FOR CONVENTIONAL SINGLE UNIT RESIDENCE
- (4) GROSS DENSITY DEFINED
- (5) FOR MULTI-UNIT RESIDENTIAL USE
- (6) AT LEAST 58% OF TRACT MUST BE COMMON OPEN SPACE
- (7) AT LEAST 32% OF TRACT MUST BE COMMON OPEN SPACE
- (8) RESIDENTIAL STRUCTURES IN THE BUSINESS DISTRICT SHALL MEET ALL THE LIMITING SCHEDULE REQUIREMENTS OF THE "R" RESIDENCE DISTRICT
- (9) SEE SPECIAL PROVISIONS OF SECTION 12-8.6.
- (10) NO DWELLING SHALL HAVE MORE THAN TWO AND ONE-HALF STORIES
- (11) SEE SUBSECTION 21-4.2 c
- (12) SEE SUBSECTION 21-4.2 d.2
- (13) TWO SIDE YARDS COMBINED MUST EQUAL AT LEAST 40'
- (14) WHEN A LOT FACES MORE THAN ONE STREET ALL YARDS FACING A STREET SHALL BE CONSTRUED AS FRONT YARDS
- (15) SETBACK ADJUSTMENT FOR STRUCTURES OVER 20' HIGH IN THE R-3, R-5 AND R-10 ZONES IS REQUIRED PURSUANT TO SECTION 21-4.9.
- (16) TOTAL ADJUSTED FLOOR AREA = 2600 SQ. FT. + (1700 SQ. FT. X ACREAGE OF LOT)
- (17) FLAG LOTS ARE PERMITTED IN ACCORDANCE WITH SECTION 12-9
- (18) SEE 21-4.6g and 21-5B.1