



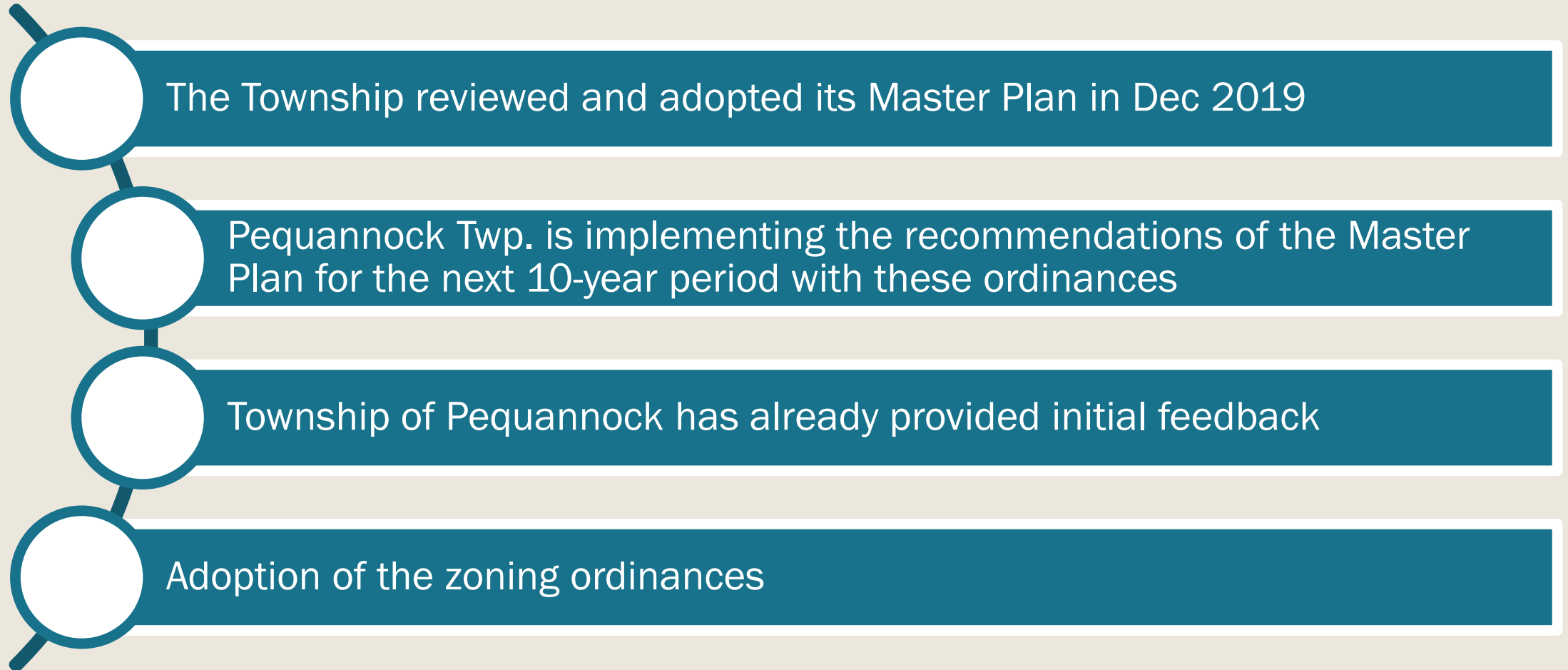
PEQUANNOCK TOWNSHIP ZONING ORDINANCE AMENDMENTS

Township Council September 14, 2021



In the MLUL, N.J.S.A. 40:55D-62, states the zoning ordinance or any amendment or revision of the ordinance shall be substantially consistent with the Land Use Plan Element and Housing Element of the Master Plan. Therefore, the recommendations found within this Land Use Element and the Housing Plan Element serve as the basis for future Zoning Ordinance amendments and revisions.

Continuing to the Next Steps!



To be integrated throughout, where needed in the below ordinances:

- 2019 Land Use Element - Recommendation #1 (pg 53)
 - *Ensure the Township's Code is compliant with the MLUL and recent MLUL changes regarding maintenance and performance guarantees*
- 2019 Land Use Element - Recommendation #2 (pg 53)
 - *Ensure RSIS is correctly and appropriately cited in the Township Code*
- 2019 Land Use Element - Recommendation #3 (pg 53)
 - *Eliminate the cumulative or “nesting” of use permissions in the zoning code and state only what is permitted in each zone*

Zoning Permit Procedures and Fees

§152-15

2019 Land Use
Element -
Recommendation
#6 (pg 53)



- Review zoning permit procedures and fees

- Addition of \$25 fee for fences and sheds

Recycling - §294-14

2019 Recycling Element - Recommendation #3 (pg 165)



Adopt the model multi-family ordinance revised for Morris County municipalities that includes recycling standards for any new multi-family developments requiring subdivision or site plan approval

- Updated language to §294-14A(2) to refer to Chapter 360, Article XV

Zone District Intent/Purposes

2019 Land Use
Element -
Recommendation
#4 (pg 53)



- Write zone district intent and purposes for all districts

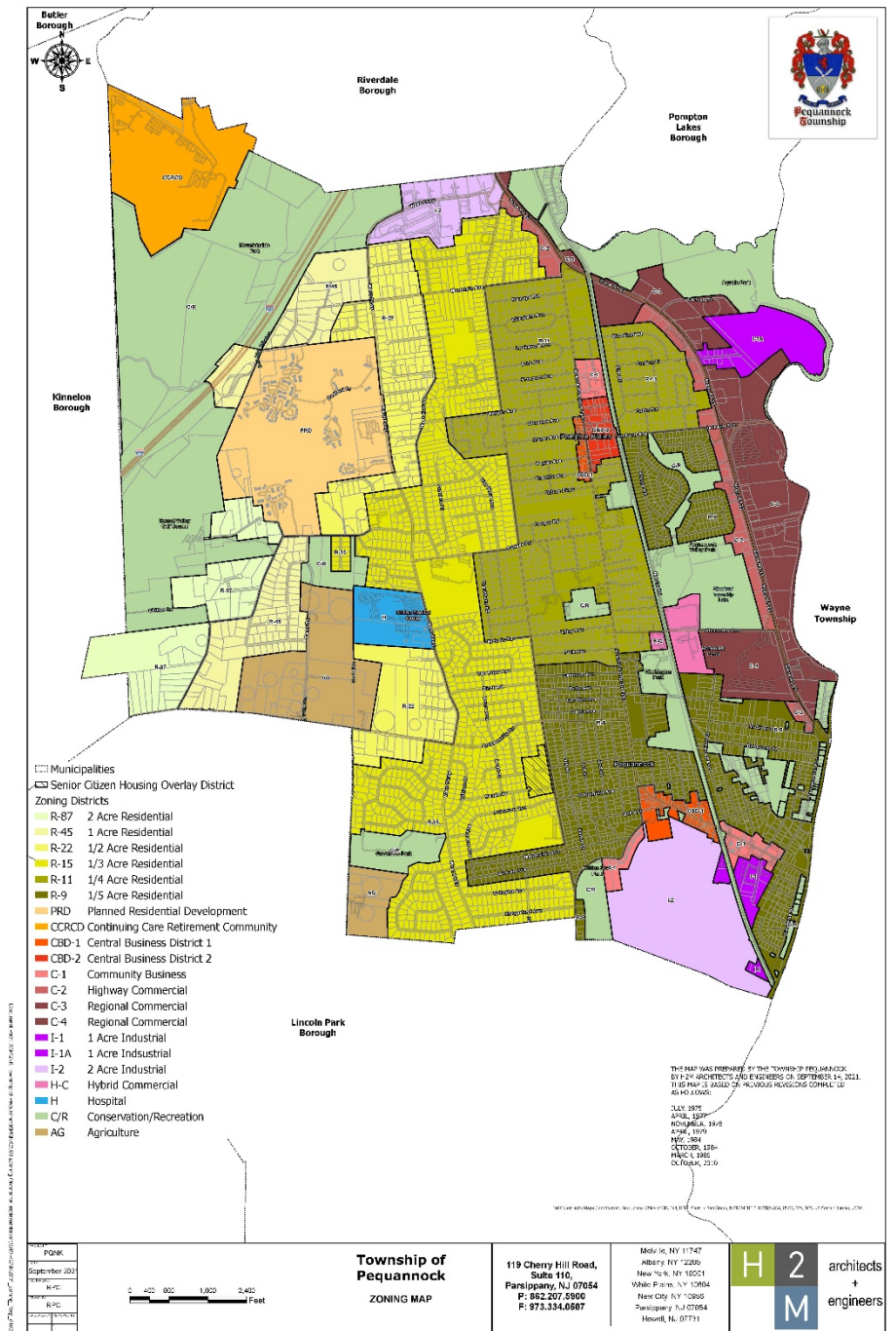
Definitions and word usage- §360-5

- Changes to definitions for the following:
 - *Residential dwelling types*
 - *Commercial use types*
 - *Office use types*
 - *Medical use types*
 - *Outdoor dining and sidewalk cafes*

Zoning Map Amendments - §360-7

■ Various zones changes:

- Various to C/R
- CCRCD to AG
- R-22 to H
- R-15 to C-2
- R-11 to C-1
- R-11 to CBD-1
- R-11 to CBD-2
- C-1 to CBD-1
- C-1 to CBD-2
- I-2 to C-1
- C-2 to C-3
- I-1 to H-C
- I-2 to C/R
- I-3 to AG
- I-2 to I-1



Building Coverages/Decks - §360-11 to -14

2019 Land Use
Element -
Recommendation
#11-13 (pg 53)

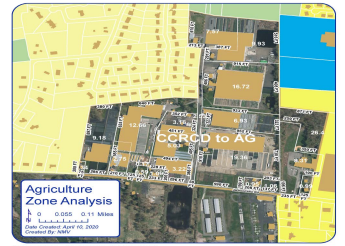
- Changes to the residential building coverages are intended to address issues the Township faces re: decks
 - R-22(§360-11): 12% -> 15%
 - R-15 (§360-12): 15 -> 17%
 - R-11 (§360-13): 16 -> 18%
 - R-9 (§360-14): 17 -> 20%

Create Agricultural Zone - §360-19



2019 Land Use Element - Recommendation #46 (pg 55)

- *Rezone parcels in the I-3 district on Beaverbrook Road to agricultural or leave as I-3 while permitting office and public buildings*

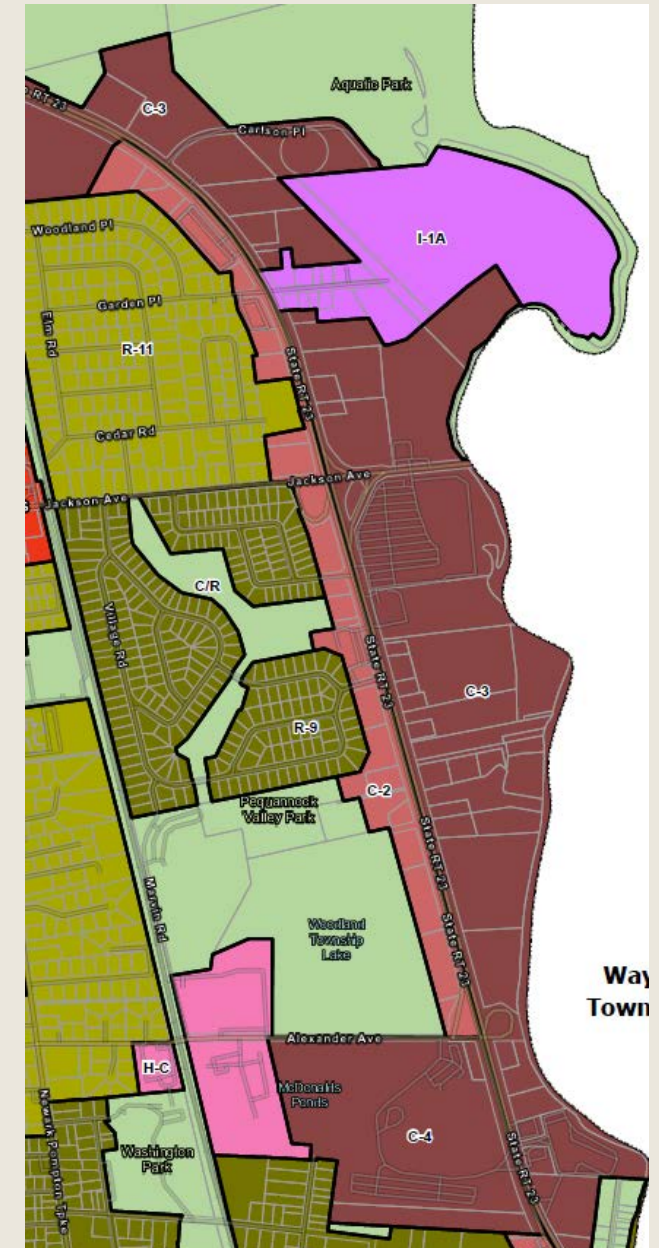


Create new Agricultural zone at §360-19

Incorporate changes from the Cannabis Ordinance 2021-13

C-1, C-3 and C-4 Districts §360-33, -35, -36

- 2019 Land Use Element - Recommendation #25 & 29 (pg 54)
 - *Addition of new commercial use definitions to Permitted Uses.*
- 2019 Land Use Element - Recommendation #26 (pg 54)
 - *Permit more than one principal structure per lot in the C-3 zone, to accommodate pad sites*
- 2019 Land Use Element - Recommendation #10 (pg 53)
 - *Remove Two-Family as a conditional use in the C-1 zone district*



C-3 and C-4 Districts (cont.)

2019 Land Use
Element -
Recommendation
#28 (pg 54)

Permit big box retail in the C-3 zone district

2019 Land Use
Element -
Recommendation
#27 (pg 54)

Amend the C-3 zone district to add pad site requirements regulating building elements, building line, landscaping, and parking and loading

2019 Land Use
Element -
Recommendation
#35 (pg 55)

Rezone Block 802 Lot 1 (777 Route 23) in the C-2 zone to the C-3 since it is large enough to accommodate Shopping Centers and Big Box Retail

Downtowns - §360-37 and §360-38

2019 Land Use Element - Recommendation #30-32 (pg 54)

- Adopt the regulations associated with the new CBD-1 and CBD-2 zones in accordance with Table 3 provided within this plan
- Rezone the northern commercial district from C-1 to CBD-1 and CBD-2 and amend the existing zone boundaries near Kent Place

2019 Land Use Element - Recommendation #34 (pg 55)

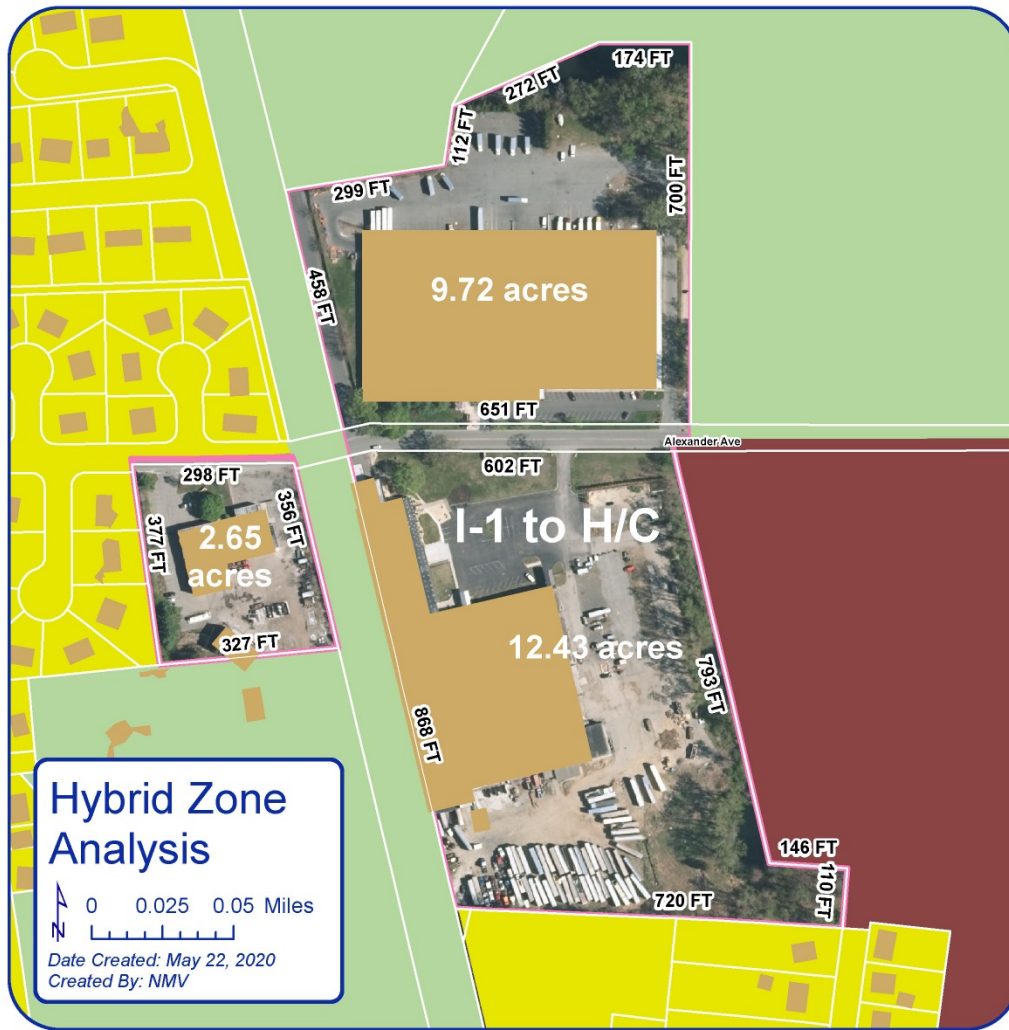
- Rezone the parcels in the I-2 zone along Lincoln Park Road to the C-1 zone

2019 Land Use Element - Recommendation #33 (pg 55)

- Rezone the parcels in the southern commercial district, west of the NYS&W trail, as a CBD-1 zone

Outdoor Dining §360-37 & 360-38; §360-47D

- 2019 Land Use Element - Recommendation #22-24 (pg 54)
 - *Include definition amendments for:*
 - §360-5. Definitions and word usage
 - *Outdoor Dining*
 - *Sidewalk Cafes*
- Permit Outdoor Dining as an accessory use in commercial zones that currently permit food establishments
 - *Outdoor dining and sidewalk cafes permitted as incidental to restaurants in CBD-1 and CBD-2 zones*
 - *Permit drive-thrus as a conditional use consistent with the types of businesses appropriate for highway-based commercial development in the C-2 zone*



Proposed Zoning (per 2019 Master Plan recommendations)							
Hybrid_Zone_Parcel		R-9	1/5 Acre Residential	C-2	Highway Commercial	H-C	Hybrid Commercial
R-87	2 Acre Residential	PRD	Planned Residential Development	C-3	Regional Commercial	H	Hospital
R-45	1 Acre Residential	CCRCD	Continuing Care Retirement Community	C-4	Regional Commercial	C/R	Conservation/Recreation
R-22	1/2 Acre Residential	CBD-1	Central Business District 1	I-1	1 Acre Industrial	AG	Agriculture
R-15	1/3 Acre Residential	CBD-2	Central Business District 2	I-1A	1 Acre Industrial		
R-11	1/4 Acre Residential	C-1	Community Business	I-2	2 Acre Industrial		

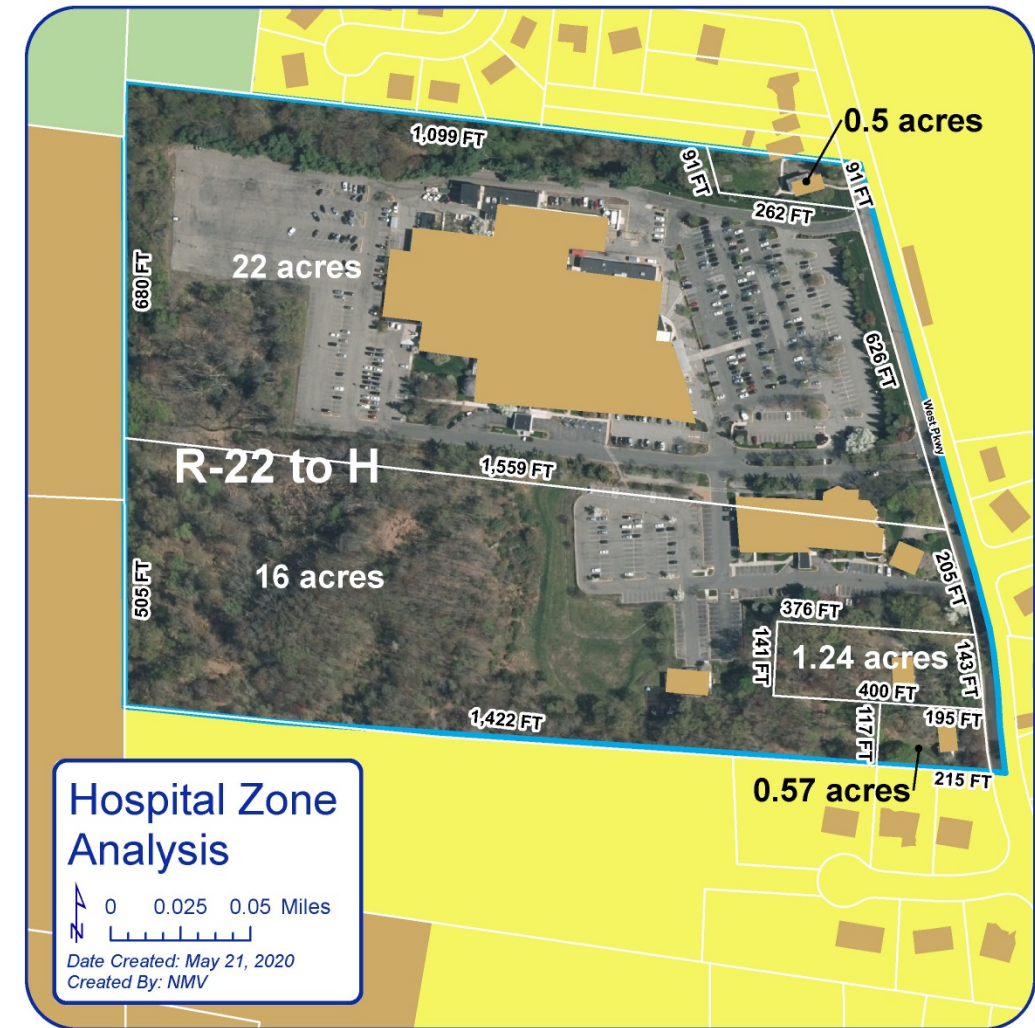
Create Hybrid-Industrial Zone - §360-39

- Create new zone at §360-6 & -7. Zoning, Commercial Districts, H-C.
- 2019 Land Use Element - Recommendation #36 (pg 55)
 - *Rezone the existing I-1 zone near to Woodland Lake as a Hybrid Commercial (H-C) zone district*

Create Hospital Zone

- §360-40

- Create new zone at §360-6 & -7. Zoning, Industrial Districts, H.
- 2019 Land Use Element– Recommendation #47 (pg 55)
 - *Rezone hospital-owned properties from R-22 to a newly created Hospital zone*



Proposed Zoning

(per 2019 Master Plan recommendations)			
Parcels_PeqClip_Hospital_area	R-9	1/5 Acre Residential	
R-87	2 Acre Residential	PRD	Planned Residential Development
R-45	1 Acre Residential	CCRC	Continuing Care Retirement Community
R-22	1/2 Acre Residential	CBD-1	Central Business District 1
R-15	1/3 Acre Residential	CBD-2	Central Business District 2
R-11	1/4 Acre Residential	C-1	Community Business
		C-2	Highway Commercial
		C-3	Regional Commercial
		C-4	Regional Commercial
		I-1	1 Acre Industrial
		I-1A	1 Acre Industrial
		I-2	2 Acre Industrial
		H-C	Hybrid Commercial
		H	Hospital
		C/R	Conservation/Recreation
		AG	Agriculture

Industrial Use Changes - §360-41 360-42

2019 Land Use Element –
Recommendation #38-40 (pg 55)

- Conditionally permit a wider range of non-industrial uses in the I-1 and I-2 zones, such as pet care establishments, breweries/distilleries, and artisan industrial spaces/artists' studios
- Remove metal and wood fabricating facilities and veterinary hospitals as permitted uses from the I-1 zone district
- Permit contractor showrooms in the I-1 zone

Industrial Use Changes (cont.)

2019 Land Use Element –
Recommendation #41-43 (pg 55)

- Permit research labs and product development labs in the I-2 zone district
- Regulate Eating and Clinic Facilities ; and Buildings for Indoor Sports Type Uses with stricter parking, and distance from heavier industrial use standards
- Add performance standards for industrial zone districts

Create Conservation/Recreation Zone

- §360-45

- Create new zone at §360-45
- 2019 Land Use Element – Recommendation #48 (pg 55)
 - *Create a new zone district called the Conservation/Recreation zone*
- 2019 Land Use Element – Residential Specific Areas of Change #1 (pg 36)
 - *Rezone parcels identified in the plan for a Conservation/Recreation Zone*

Office Use Types §360-46

- 2019 Land Use Element - Recommendation #17 (pg 54)
 - *Remove the ground floor percentage requirement and limitation on number of personnel for Professional Office*
- 2019 Land Use Element - Recommendation #20 (pg 54)
 - *Regulate medical offices with stricter parking, screening, and buffering standards*
- 2019 Land Use Element - Recommendation #21 (pg 54)
 - *Draft Residential Appearance Regulations for professional and medical offices*

Medical Uses - §360-5 & §360-46F

Regulations pertaining to nursing homes and intermediate care centers (§360-46F)

Define “Medical or Dental Lab” & “Medical Office” (§360-5)

Residential Dwelling Types - §360-47

- 2019 Land Use Element - Recommendation #9 (pg 53)
 - *Include definition amendments for the below terms*
 - Multifamily dwelling
 - Townhouse Unit
 - Townhouse Structure
 - Stacked Townhouse
 - *Incorporate new terms into §360-47.*
- Revise “residential above commercial” supplementary regulations



Parking - §360-58

- 2019 Land Use Element – Under Residential General #8 (pg 36)
 - *The Parking Standard Requirement Table in the Zoning Code should reflect Residential Site Improvement Standards (RSIS) for parking*
- 2019 Land Use Element – Under Commercial Recommendations #10a (pg 40)
 - *Generally, the parking table should be updated to group uses by industrial, business, and other, instead of alphabetical order*
- 2019 Circulation Element - Recommendation #21 (pg 81)
 - *Reduce required parking ratios to reflect modern parking standards, particularly for offices, restaurants, retail stores, shopping centers, and banks*
- 2019 Circulation Element – Recommendation #18 (pg 81)
 - *Develop a Shared Parking Zoning ordinance to permit new developments to coordinate for additional parking offsite when available*

Signs - §360-80 and 360-82

- 2019 Land Use Element - Recommendation #7 (pg 53)
 - *Identify a process for Abandoned Signs.*
 - *Make clear what signs are prohibited in each zone district.*
 - *Under the Freestanding Signs category, differentiate between pole-mounted signs, ground signs and monument signs within the definitions.*
 - *Permit ground signs and monument signs in the C-1 district (and CBD-1 and CBD-2) and revise front-yard setback from existing 30 feet to 10 feet*
 - *Permit ground signs and monument signs in the I-2 district and prohibit pole-mounted signs*
 - *Banner and A-frame signs*
 - *Create regulations for signs at shopping centers*
 - *Create regulations for signs and multiple tenants in an industrial center/park*

Conclusion

- In accordance with the MLUL at N.J.S.A. 40:55D-62:
 - *Township Council adopts ordinances, with or without changes*
 - *The ordinance(s) shall then be referred to the Planning Board for their review – to determine whether the ordinance(s) are “substantially consistent” with the Master Plan (a Master Plan Consistency Review)*

