

TOWN OF MORRISTOWN
ZONING DISTRICT DESCRIPTIONS

R-1 ONE FAMILY RESIDENTIAL – This zone is primarily a residential zone that requires a minimum lot size of 21,780 sq. ft. (approximately a half acre). This zone allows home occupations and public parks as conditional uses. The R-1 areas can be found in the vicinity of Ogden Place, Overlook Road, Erskine Drive and Lidgerwood Parkway.

R-2 ONE FAMILY RESIDENTIAL – This zone is primarily a residential zone that requires a minimum lot size of 11,250 sq. ft. (approximately a quarter on an acre). This zone also allows home occupations and public parks as conditional uses. The R-2 areas can be found in several locations – the northeast section of Town; along a portion of MacCulloch Avenue and South Street and Woodland Avenue.

R-3 ONE FAMILY RESIDENTIAL – This zone is primarily a residential zone that requires a minimum lot size of 9,300 sq. ft. (approximately one fifth of an acre). This zone also allows home occupations and public parks as conditional uses. The R-3 areas can be found in several locations, along the western boundary of Town; in the vicinity of Crestwood and Dogwood Roads; Mills Street; along portions of Franklin Place and Franklin Street and in the vicinity of Sand Hill Road.

R-3M ONE FAMILY RESIDENTIAL MODIFIED – This zone is primarily a residential zone that requires a minimum lot size of 9,300 sq. ft. (approximately one fifth of an acre). This zone also allows Clubs as a permitted use that requires a minimum lot size of 19,600 sq. ft. This zone also allows home occupations and public parks as conditional uses. The R-3M zone can be found in the vicinity of Elm Street and Franklin Street.

RC CLUSTER RESIDENTIAL – This zone allows townhouses and patio homes at a density of 5-units per acre – this density is similar to the R-3 zone. This zone also allows home occupations and parks as conditional uses. The RC zone encompasses all of Windmill Pond and several underdeveloped properties near Windmill Pond. The RC zone can also be found in the vicinity of Ridgedale Avenue, Ann and Court Streets, Community Place, Dorado Drive, Turtle Road and Morris Street.

RT-1 ONE AND TWO FAMILY RESIDENTIAL – This zone allows for single and multi-family residential structures. A one family requires a minimum lot size of 6,250 sq. ft. and a two family requires a minimum lot size of 8,400 sq. ft. This zone allows home occupations and public parks as conditional uses. The RT-1 zones are located in seven general areas – in the vicinity of Early Street and Sussex Avenue; Martin Luther King Avenue, Abbett Avenue and Hillairy Avenue; a portion of Hill Street, Madison and Green Streets, Wetmore Avenue, Phoenix Avenue, Western Avenue, Budd Street and Olyphant Place.

RT-2 THREE AND FOUR FAMILY RESIDENTIAL – This zone allows for multi-family residential structures. A three family requires a minimum lot size of 10,000 sq. ft. and a four family requires a minimum lot size of 11,250 sq. ft. This zone allows home occupations and public parks as conditional uses. The RT-2 zones are located in four general areas – in the vicinity of Abbett Avenue and Legion Place, Ridgedale Avenue, Hill Street and Ford Avenue and King Street and Pine Street.

RG GARDEN APARTMENT RESIDENTIAL – This zone allows all uses permitted in the RT-1 and RT-2 districts plus garden apartments at a density of approximately 16 units per acre. This zone allows churches, schools and public parks as conditional uses.

RG-M GARDEN APARTMENT MODIFIED – This zone allows for garden apartments at a density of approximately 32 units per acre. This zone allows churches, schools and public parks as conditional uses.

RGR MEDIUM RESIDENTIAL DENSITY – This zone allows all permitted uses in the RT-1 and RT-2 districts plus garden apartments at a density of approximately 28 units per acre. This zone allows home occupations and public parks as conditional uses. This zone also offers a retention/preservation incentive bonus.

M-1 MID RISE APARTMENT – This zone allows all permitted uses in the RT-1 and RT-2 districts plus garden apartments. This zone also allows apartment buildings up to six stories in height at a density of approximately 60 units per acre. Offices are permitted in the first floor. This zone also allows clubs, public parks, public libraries, churches, schools and nursing homes as conditional uses. The M-1 zones are located in four general areas – in the vicinity of Prospect Street and Cattano Avenue, Elm Street, Mt. Kemble Avenue and South Street and Hamilton Road.

ORC OFFICE-RESIDENTIAL CHARACTER – This zone allows a mix of office and residential units in the same building. This zone also allows all permitted uses in the RT-1 and RT-2 districts and allows churches, schools and child care centers as conditional uses. The ORC zones are located in three general areas – in the vicinity of Washington Street, Maple Avenue and Elm Street.

OB-1 OFFICE BUILDING – This zone is primarily an office district that allows buildings up to three stories in height. This also allows all uses permitted in the RG district and also allows churches, schools, public parks, nursing homes and restaurant or cafeterias in office buildings as conditional uses. The OB-1 zones are located in four general areas – in the vicinity of Madison Avenue, South Street and Washington Street.

OB-2 OFFICE BUILDING – This zone is primarily an office district that allows buildings up to six stories in height. This zone allows all uses permitted in the RG district and also allows churches, schools, public parks, nursing homes and restaurant or cafeterias in office buildings. The OB-2 zones are located in one general area – in the vicinity of Madison Avenue.

H HOSPITAL – This zone is limited to one location – The Hospital Campus is located on Madison Avenue and Franklin Street. This zone allows a variety of medical facilities and also allows churches, schools, public parks and nursing homes as conditional uses.

H-1 HOSPITAL MODIFIED – This zone is limited to one location – The Hospital Campus is located on Mt. Kemble Avenue. This zone allows a variety of medical facilities and also laboratories and rehabilitation center. This zone also allows churches, schools, public parks and nursing homes as conditional uses.

B BUSINESS – This zone allows a mix of retail, restaurants, office buildings, hotels, theaters, clubs and personal and business services in buildings up to three stories in height. This zone also allows public parking garages, parking lots, bowling alleys, railway stations, churches, schools, commercial and instructional, fast food establishments and mortuaries as conditional uses. This zone also allows all permitted uses in the RG and RGM districts. The B zones are located in eleven general areas – in the vicinity of Ridgedale Avenue, Abbett Avenue, Lafayette Avenue, Morris Street, Speedwell Avenue, South Street, Mt. Kemble Avenue and Spring Street.

CBD-1 CENTRAL BUSINESS DISTRICT – This zone allows a mix of retail, restaurants, office buildings, hotels, theaters, and personal and business services provided that retail be permitted only on the first floor in buildings up to three stories in height. This zone also allows public parking garages, parking lots, bowling alleys, churches, schools, commercial and instructional, fast food establishments, bus stations, night clubs, clubs and mortuaries as conditional uses. This zone also allows all permitted uses in the RG district. The CBD-1 zone is located in one general area – in the vicinity of South Street.

CBD-2 CENTRAL BUSINESS DISTRICT – This zone allows all the same permitted and conditional uses as the CBD-1 zone other than the building height which in the CBD-2 zone it allows buildings up to six stories in height. The CBD-2 zones are located in four general areas – in the vicinity of Morris Street, Speedwell Avenue, South Street and Park Place.

TVC TRANSIT VILLAGE CORE – This zone allows a mix of residential, retail, hotels and parking structures. The TVC zone is located in one general area – in the vicinity of the Morristown Train Station.

UR-159 URBAN RENEWAL – This zone is limited to the Headquarters Plaza area and allows retail, office buildings, restaurants, personal and business services, banks, hotels, motels, theaters, apartment houses

public and quasi public buildings, public parks, public parking garages, fast food establishments and night clubs in buildings up to 12 stories in height. This zone also allows public parking lots, bus terminals and taxi stands as conditional uses.

PP PUBLIC PURPOSE – This zone consists primarily of public buildings. The Morristown/Morristownship public library located in the vicinity of South Street and Miller Road and the Morristown Municipal Building located in the vicinity of South Street and Franklin Street.

PPU PUBLIC PURPOSE (UNDEVELOPABLE) – This zone consists primarily of public county buildings and undevelopable lands. The Morris County buildings located in the vicinity of Court Street, Schuyler Place, Washington Street and Ann Street. The Morristown Green located in the center of Park Place. Fort Nonsense located in the vicinity of Chestnut Street Washington’s Headquarters located in the vicinity of Washington Avenue. Footes Pond located in the vicinity of James Street. Pocahontas Lake, Speedwell Lake and Burnham Park. The Evergreen Cemetery located in the vicinity of Martin Luther King Avenue and Garden Street and various other vacant parcels of land.

SPEEDWELL REDEVELOPMENT AREA – This zone will allow a mixed use of retail, offices and residential and is located in the vicinity of Speedwell Avenue, Early Street, Spring Street and Flagler Street.

EPSTEIN’S REDEVELOPMENT AREA – This zone will allow a mixed use of retail, offices and residential and is located in the vicinity of Park Place, Market Street, Maple Avenue, DeHart Street and MacCulloch Avenue.

SPRING STREET REDEVELOPMENT AREA – This zone will allow for a mixed use of retail, hotel and residential and is located in the vicinity of Spring Street, Spring Place and Morris Street.

LUMBER STREET/LAFAYETTE AVENUE REDEVELOPMENT AREA – This zone will allow a mixed use of residential, firehouse and ambulance squad and is located in the vicinity of Lafayette Avenue, Lumber Street and Lackawanna Place.

COAL AND CENTER REDEVELOPMENT AREA – This zone will allow a mixed use of retail and residential and is located in the vicinity of Coal Avenue, Center Street and Martin Luther King Avenue.

VAIL MANSION REDEVELOPMENT AREA – This zone consists of residential condominium units and is located in the vicinity of South Street, King Street and King Place.

MORRIS STREET REDEVELOPMENT AREA – This zone will allow for a mixed use of retail and residential and is located in the vicinity of Morris Street, Ford Avenue and Elm Street.