

ZONING SCHEDULE I: USE REGULATIONS

(Section 30-1101)

District	Permitted Uses	Conditional Uses
R-1, R-2 and R-3 Districts (Single Family Residential)	Single-family detached dwelling, including the renting of not more than 1 room to not more than 1 paying guest, provided that no cooking is done in such room.	1. Home occupation. 2. Public park or playground.
RC District (Cluster Residential)	1. All uses permitted in the R-3 District. 2. Townhouses. 3. Patio houses, zero-lot line houses and similar types of housing, detached, semi-detached or attached, per the standards of this chapter	1. Home occupation. 2. Public park or playground.
RT -1 District (One and Two Family Residential)	1. All uses permitted in the R-3 District. 2. One and two family detached or semidetached dwelling having no common cooking or bathroom facilities, with no more than 2 dwelling units per floor.	1. All conditional uses permitted in R-3 District 2. Residential use of a pre-existing carriage house or similar habitable accessory structure.
RT -2 District (One to Four Family Residential)	1. All uses permitted in the R-3 District. 2. One to four family detached or semidetached dwelling having no common cooking or bathroom facilities, with no more than 2 dwelling units per floor.	1. All conditional uses permitted in R-3 District 2. Residential use of a pre-existing carriage house or similar habitable accessory structure.
RG District (Garden Apartment Residential)	1. All uses permitted in the RT-1 and RT-2 Districts. 2. Garden apartments.	1. All conditional uses permitted in the RT-1 and RT-2 Districts, 2. Houses of Worship, or public or private schools.
RG-M District (Garden Apartment Modified)	Housing complexes and garden apartments owned by hospitals	All conditional uses permitted in the RG District
RG-R District (Medium Density Residential)	1. Garden apartments 2. Multiple family dwellings 3. All uses permitted in the RG District	All conditional uses permitted in the RGR District

District	Permitted Uses	Conditional Uses
M-1 District (Mid-rise Apartment)	<ol style="list-style-type: none"> 1. Apartment buildings up to six stories high 2. Offices permitted on first floor 	<ol style="list-style-type: none"> 1. All conditional uses permitted in the RGM District. 2. Houses or Worship, or public or private schools. 3. Public library museum, art gallery or community center building. 4. Nursing home. 5. Club. 6. A public or private parking structure
R-3 M District (Single Family Modified)	<ol style="list-style-type: none"> 1. All uses permitted in the R-3 District 2. Clubs 	<ol style="list-style-type: none"> 1. All conditional uses permitted in the R-3 District.
ORC District (Office-Residential Character District)	<ol style="list-style-type: none"> 1. All uses permitted in the RT District 2. A combination of office and residential uses within the same structure provided that there be at least one residential dwelling unit that shall occupy not less than 25% of the gross floor area of the structure and excluding the exposure of goods for sale or repair of goods. The required 25% residential portion of the use shall be located above the basement level in any structure, and any residential use approved for location in a basement shall not count toward this 25% requirement. 2. Signs shall not exceed 6 square feet in area or 6 feet in height. 3. A combination of the preceding 2 uses, provided that no more than 50% of the building shall be devoted to business and professional use. 	<ol style="list-style-type: none"> 1. All conditional uses permitted in RT District. 2. Houses of Worship or public or private school.

The following purpose statement is appended to 0-14-90: "The purpose of this amendment to the ordinance is to prohibit excavation adjacent to building foundations to create basement habitable space in which to provide the required dwelling unit, while retaining first, second, and third floors for total conversion to office use."

<p>OB-1 District (Office Building)</p>	<ol style="list-style-type: none"> 1. Buildings up to three stories high. 2. All uses permitted in the RG District. 3. Business or professional office buildings including banks or financial institutions but excluding the exposing of goods for sale or the repair of goods. 4. Hotel. 5. Municipal government facilities including offices, meeting rooms, Town Hall, Municipal Court, Police Headquarters and all other activities and functions associated with municipal government 	<ol style="list-style-type: none"> 1. Houses of Worship or public or private school. 2. Public park. 3. Nursing home. 4. In-house restaurant or cafeteria not open to the general public, located in an office building limited to use by occupants of the building and their guests. 5. Wireless Communication Antennas only as shown on overlay map. Not permitted in all of OB-1 District.
<p>OB-2 District (Office Building)</p>	<ol style="list-style-type: none"> 1. Buildings up to six stories high. 2. All uses permitted in the RG District. 3. Business or professional office buildings including banks or financial institutions but excluding the exposing of goods for sale or the repair of goods. 4. Hotel. 5. Municipal government facilities including offices, meeting rooms, Town Hall, Municipal Court, Police Headquarters and all other activities and functions associated with municipal government 	<ol style="list-style-type: none"> 1. Houses of Worship or public or private school. 2. Public park. 3. Nursing home. 4. In-house restaurant or cafeteria not open to the general public, located in an office building limited to use by occupants of the building and their guests. 5. Wireless Communication Antennas only as shown on overlay map. Not permitted in all of OB-2 District.
<p>H District (Hospital)</p>	<ol style="list-style-type: none"> 1. Nonprofit private hospital 	<ol style="list-style-type: none"> 1.. Non-hospital-operated medical facilities such as laboratories, nursing or convalescent homes, rehabilitation centers or medical schools. 2. Houses or Worship, public or private school or public park.
<p>H-1 District (Hospital-Modified)</p>	<ol style="list-style-type: none"> 1. Nonprofit private hospital 	<ol style="list-style-type: none"> 1. Non-hospital-operated medical facilities such as laboratories, nursing or convalescent homes, rehabilitation centers or medical schools. 2. Houses or Worship, public or private school or public park.

<p>B District (Business)</p>	<ol style="list-style-type: none"> 1. Buildings up to three stories high 2. Office buildings 3. Retail business and personal or business service. 4. Restaurant except fast-food establishment. 5. Building for any combination of permitted uses. 6. Mortuary or funeral home. 7. Club, whether or not the chief activity is carried on as a business. 8. All uses permitted in the RGR and RGM Districts 9. Hotel. 10. Theater. 	<ol style="list-style-type: none"> 1. Public parking garage. 2. Public or private parking area. 3. Bowling alley or billiard parlor. 4. Railway or bus station. 5. New or used auto sales establishment (in B District only) 6. Houses of Worship, public or private school. 7. Fast-food establishments. 8. School, commercial and institutional. 9. Wireless Communication Antennas only as shown on overlay map. Not permitted in entire District.
<p>CBD-1 District (Central Business)</p>	<ol style="list-style-type: none"> 1. Building up to three stories except the ground floor shall be restricted to retail business only. 2. Retail business including department stores and personal or business service, except that no professional services shall be allowed on the first floor.. 3. Restaurant except fast-food establishment. 4. Building for any combination of permitted uses. 5. All uses permitted in the RG District. 6. Hotel. 7. Theater. 	<ol style="list-style-type: none"> 1. Public parking garage. 2. Public or private parking area. 3. Bowling alley or billiard parlor. 4. Railway or bus station. 5. Houses of Worship, public or private school. 6. Fast-food establishments. 7. School, commercial and institutional. 8. Wireless Communication Antennas – only as shown in overlay map. Not permitted in all sections of the CBD-1 District. 9. Nightclubs 10. Mortuary or funeral home. 11. Club, whether or not the chief activity is carried on as a business.

<p>CBD-2 District (Central Business)</p>	<ol style="list-style-type: none"> .1 Building up to six stories except the ground floor shall be restricted to retail business only. 2. Retail business including department stores and personal or business service, except that no professional services shall be allowed on the first floor. 3. Restaurant except fast-food establishment. 4. Building for any combination of permitted uses. 5. Hotel. 6. Theater. 7. All uses permitted in RG District. 	<ol style="list-style-type: none"> 1. Public parking garage. 2. Public or private parking area. 3. Bowling alley or billiard parlor. 4. Railway or bus station. 5. Houses of Worship, public or private school. 6. Fast-food establishments. 7. School, commercial and institutional. 8. Wireless Communication Antennas – only as shown in overlay map. Not permitted in all sections of the CBD-2 District. 9. Mortuary or funeral home. 10. Club, whether or not the chief activity is carried on as a business. 11. Nightclubs
<p>TVC District (Transit Village Core)</p>	<ol style="list-style-type: none"> 1. Surface parking facilities and passenger drop-off and pick-up areas 2. Retail sales, except as prohibited by O-17-99 3. Personal and business services. 4. Restaurant and food sale establishments 5. Public facilities as Outlined in O-17-99 6. Banks and savings and loan institutions 7. Publicly or privately-owned open spaces 8. A combination of permitted and conditional uses 9. Residential uses as per Ord O-25-01 	<p>The following conditional uses are permitted on other than the first floor.</p> <ol style="list-style-type: none"> 1. Professional uses 2. Parking structures in accordance with O-17-99 3. Hotel Rooms 4. Any combination of conditional uses

<p>UR-159 Urban (Renewal District)</p>	<ol style="list-style-type: none"> 1. Retail business. 2. Personal or business service. 3. Office building. 4. Banks and financial institutions. 5. Motels and hotels. 6. Restaurants and other places serving food or drink. 7. Theaters, moving-picture theaters or other similar places of amusement or public assembly. 8. Apartment houses. 9. Public and quasi-public buildings, including government offices. 10. Buildings for combined permitted uses. 11. Public parks and open spaces. 12. Public parking garages. 13. Fast food establishments. 14. Nightclubs. 	<ol style="list-style-type: none"> 1. Public or private parking area. 2. Bus terminal. 3. Taxi stand. 4. Wireless Communication antennas as shown on overlay map. <p>Not permitted in all of UR-159 District</p>
<p>PP District (Public Purpose)</p>	<p>All government owned (municipal, county, state and federal but not Morristown Parking Authority) land including parks, buildings and other facilities which can otherwise developed</p>	<p>None</p>
<p>PPU District (Public Purpose-Undevelopable)</p>	<p>All government owned (municipal, county, state and federal but not Morristown Parking Authority) land including parks, buildings and other facilities which cannot be otherwise developed</p>	<p>None</p>
<p>Route I-287 ROW (Right of Way)</p>	<p>This area includes the Right of Way for Interstate Route 287</p>	<p>None</p>
<p>Route 24 ROW (Right of Way)</p>	<p>This area includes the Right of Way for NJ Route 24</p>	<p>None</p>
<p>NJ Transit ROW (Right of Way)</p>	<p>This area includes the Right of Way for New Jersey Transit tracks</p>	<p>None</p>