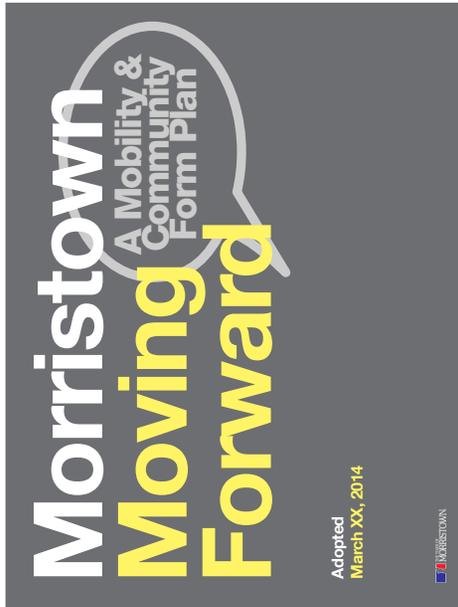




RESIDENTIAL BASELINE CONDITIONS REPORT

GROUPmelvinDESIGN



- Current zoning code is **not** capable of promoting the types of building and neighborhood character that residents envisioned for Morristown.
- A **new zoning code** is needed that can regulate building form, public spaces, density patterns and neighborhood character.
- The adoption of a Form-Based Code (FBC) is listed as the **first “Big Move”** in the master plan’s implementation section

Goal #1: Exemplary Design & Engaging Public Spaces

Goal #2: Create Incentives & Requirements for Public Benefit

Goal #3: Simplify & Increase Regulatory Efficiency

Goal #4: Promote Smart Growth for Land Use

Goal #5: Promote Smart Mobility and Integrated Thinking

Goal #6: Protect Community Resources



RESIDENTIAL ZONES



4

Residential Zones

FBC Baseline Conditions

Community Form Zones

NR-2: Neighborhood Res. High Density

NR-1: Neighborhood Res. Medium Density

SNR-3: Suburban Neighborhood Res. High

SNR-2: Suburban Neighborhood Res. Medium

SNR-1: Suburban Neighborhood Res. Low

Existing Zones

R1: Single-Family Residential

R2: Single-Family Residential

R3: Single-Family Residential

R3-M: Single-Family Residential (Modified)

RC: Cluster Residential

RT-1: One- and Two-Family Residential

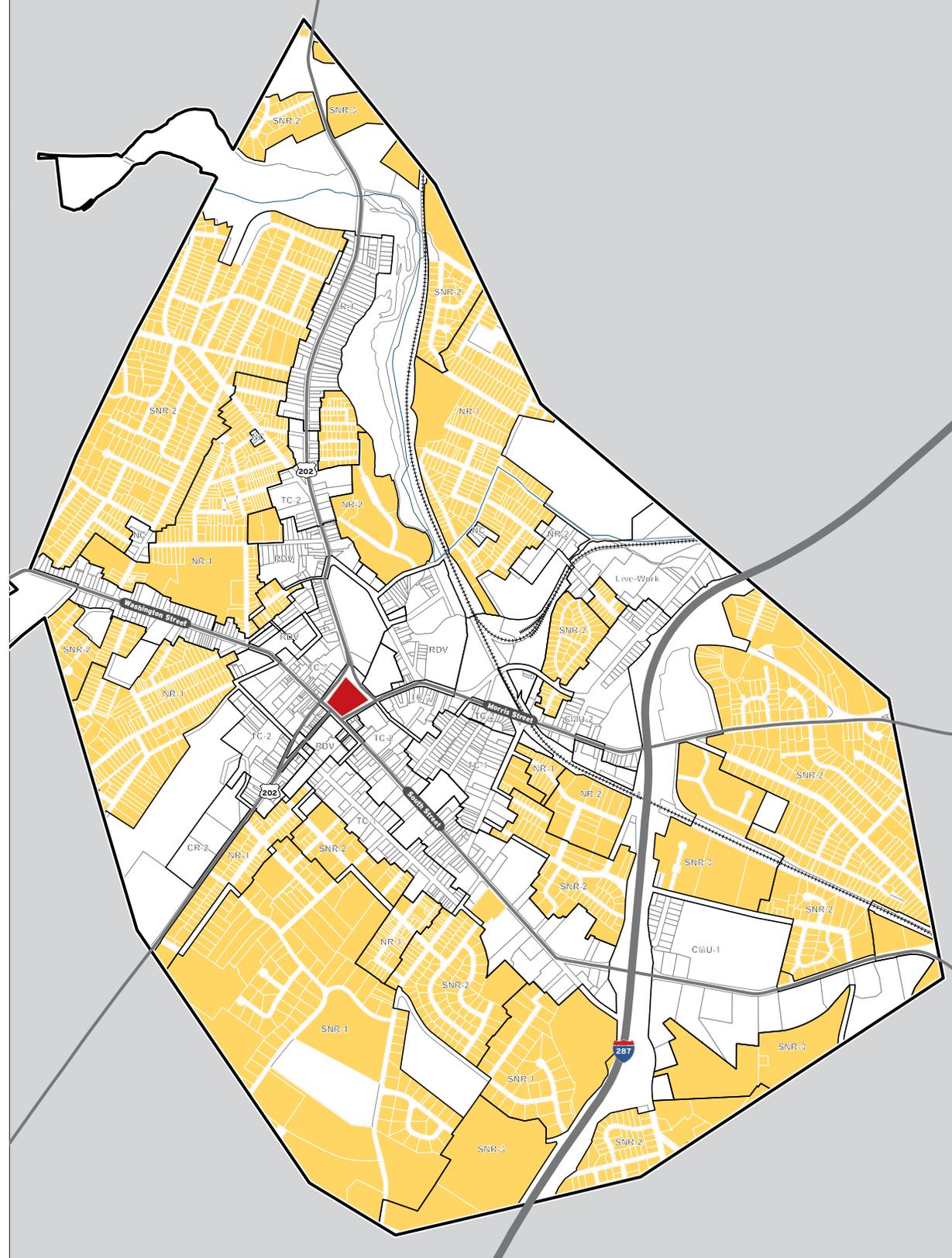
RT-2: One- to Four-Family Residential

RG: Garden Apartment Residential

RG-M: Garden Apartment (Modified)

RG-R: Medium Density Residential

M1: Mid-Rise Apartment





THE ZONING CONTEXT



Goal 1: Healthy Residential Neighborhoods

Objective 1: Preserve the physical **character** and fabric of existing neighborhoods

Objective 2: Promote healthy, **complete neighborhoods**, where residents have safe and convenient access to the goods, services, and institutions they require every day





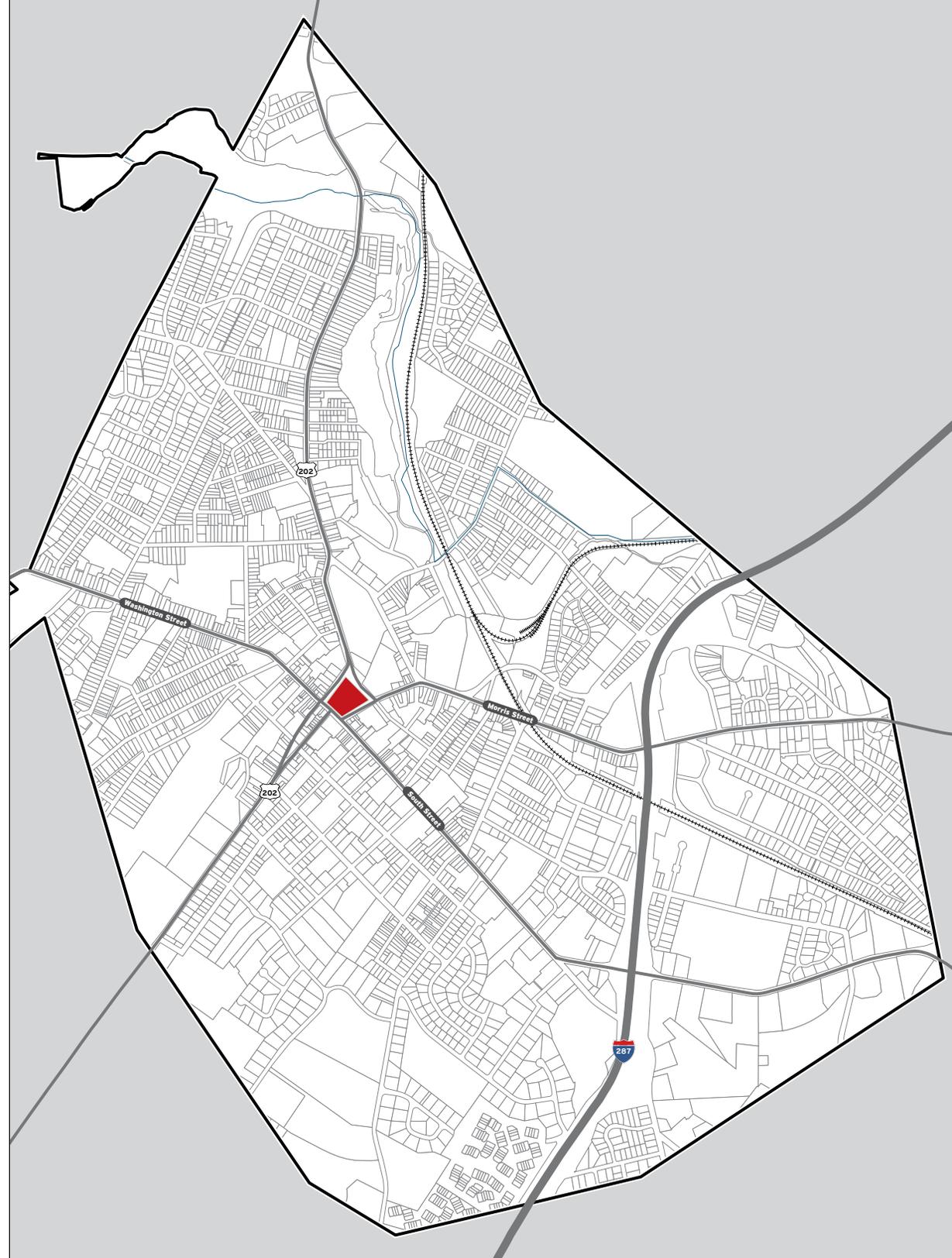
EXISTING CONDITIONS ANALYSIS



“Residential neighborhoods fan out from the town core, with high-density urban building types and apartment buildings around the downtown and along corridors giving way to townhouses and single-family lots on neighborhood interiors.”

Analysis

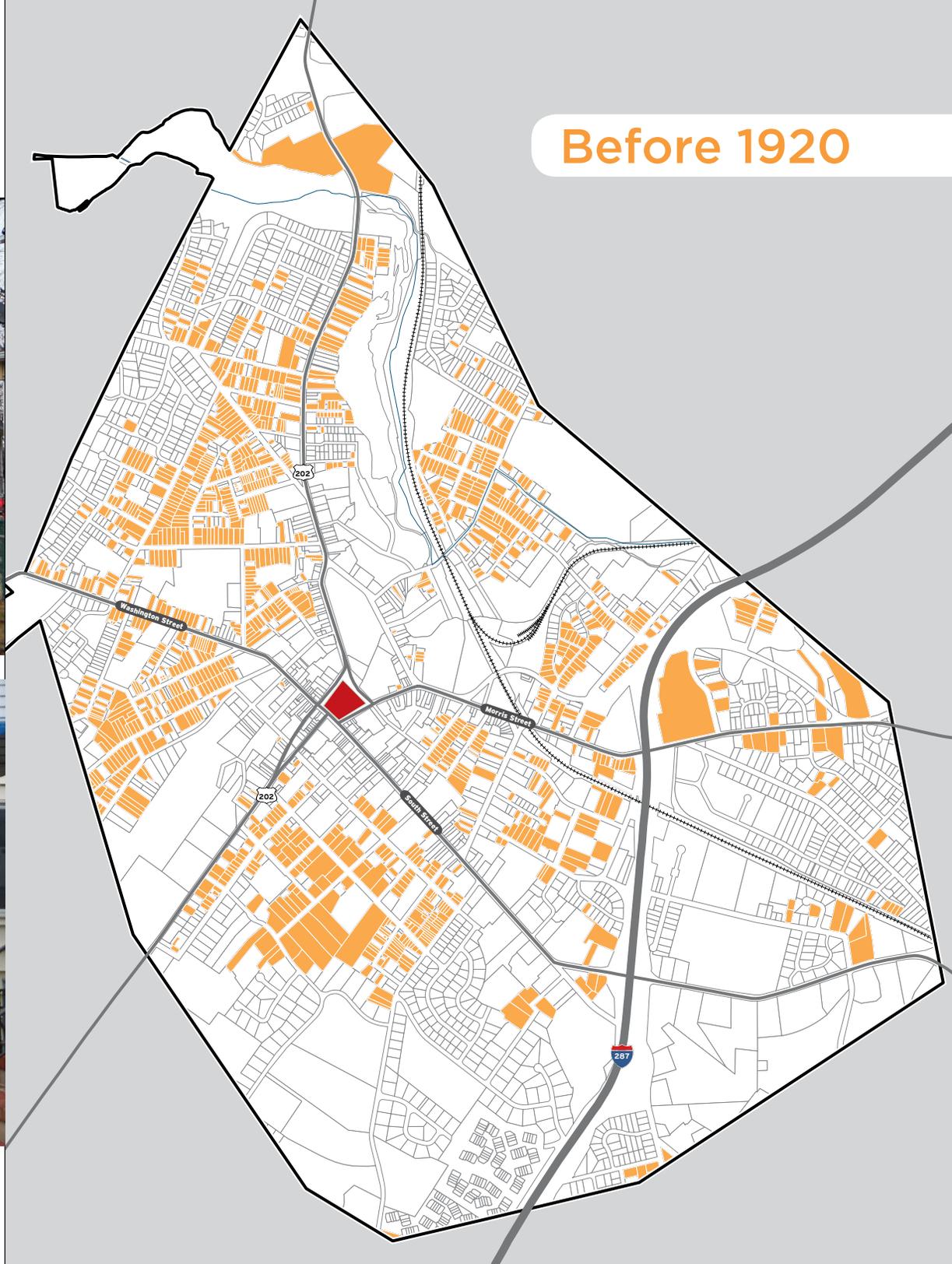
- Residential structures with 5 or fewer families
- Based on MOD-IV Tax data distributed by the State of NJ Office of Taxation



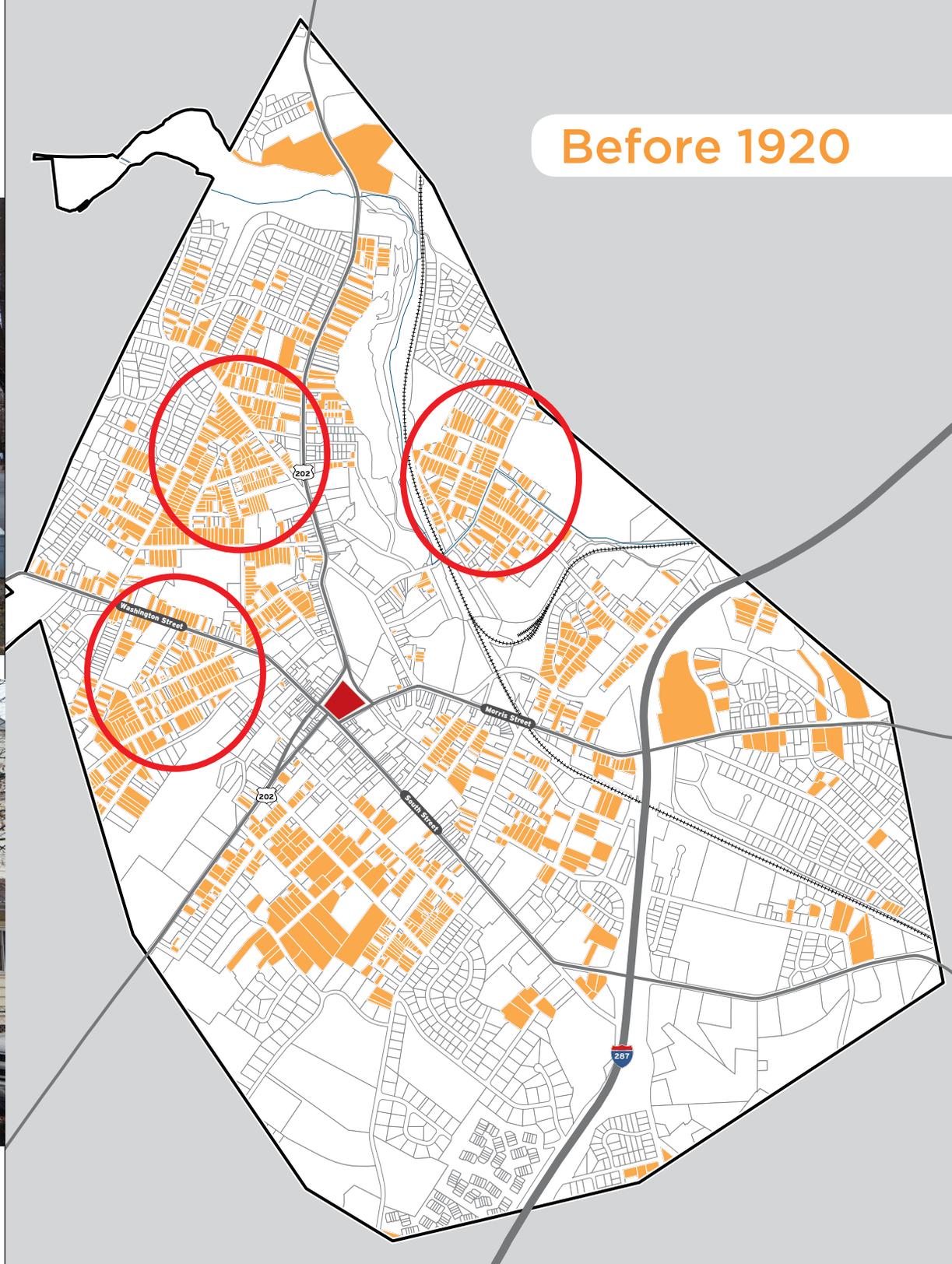
10

Historical Analysis: 1920s

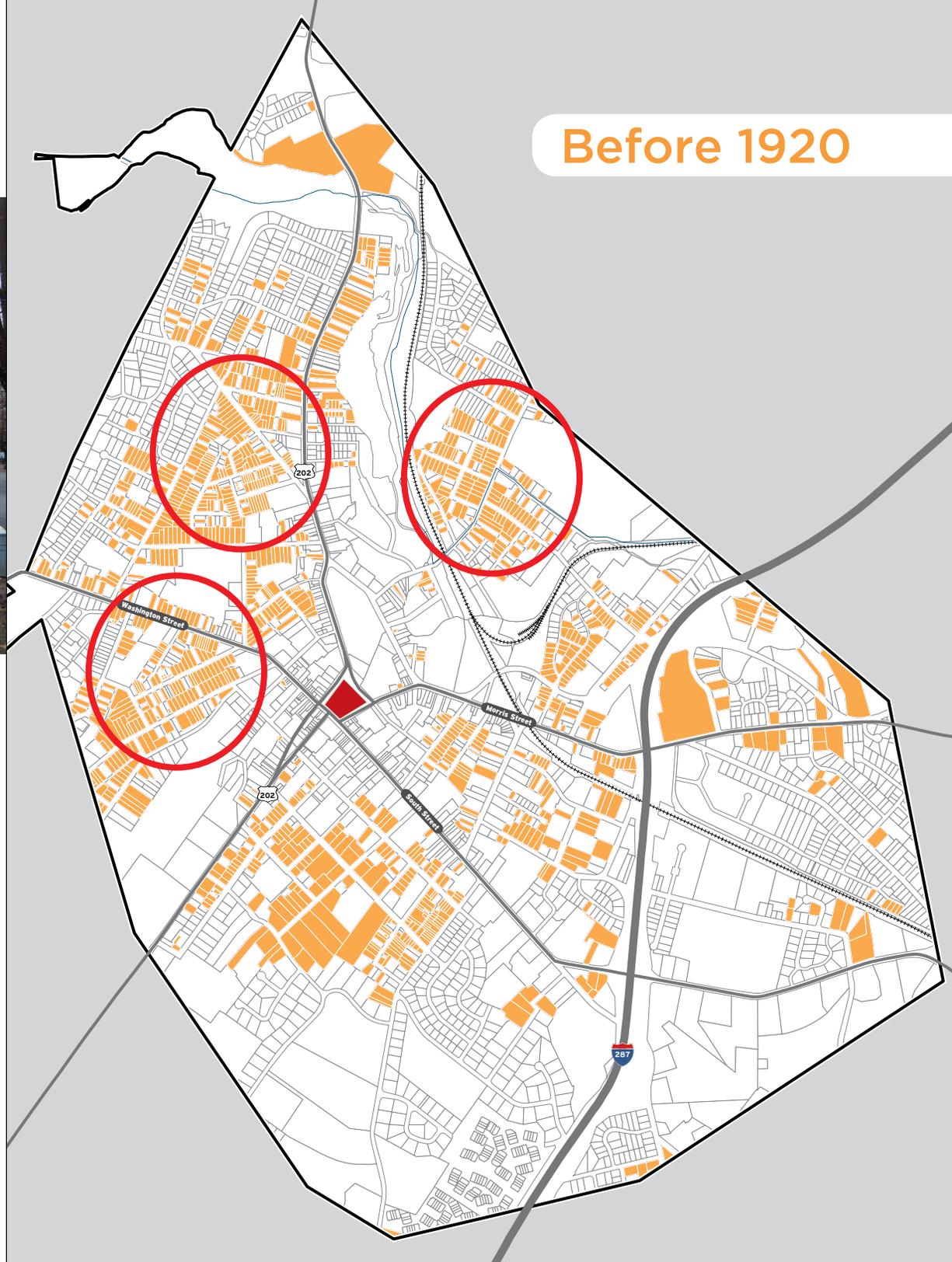
FBC Baseline Conditions



Before 1920



Before 1920



Dense Neighborhoods

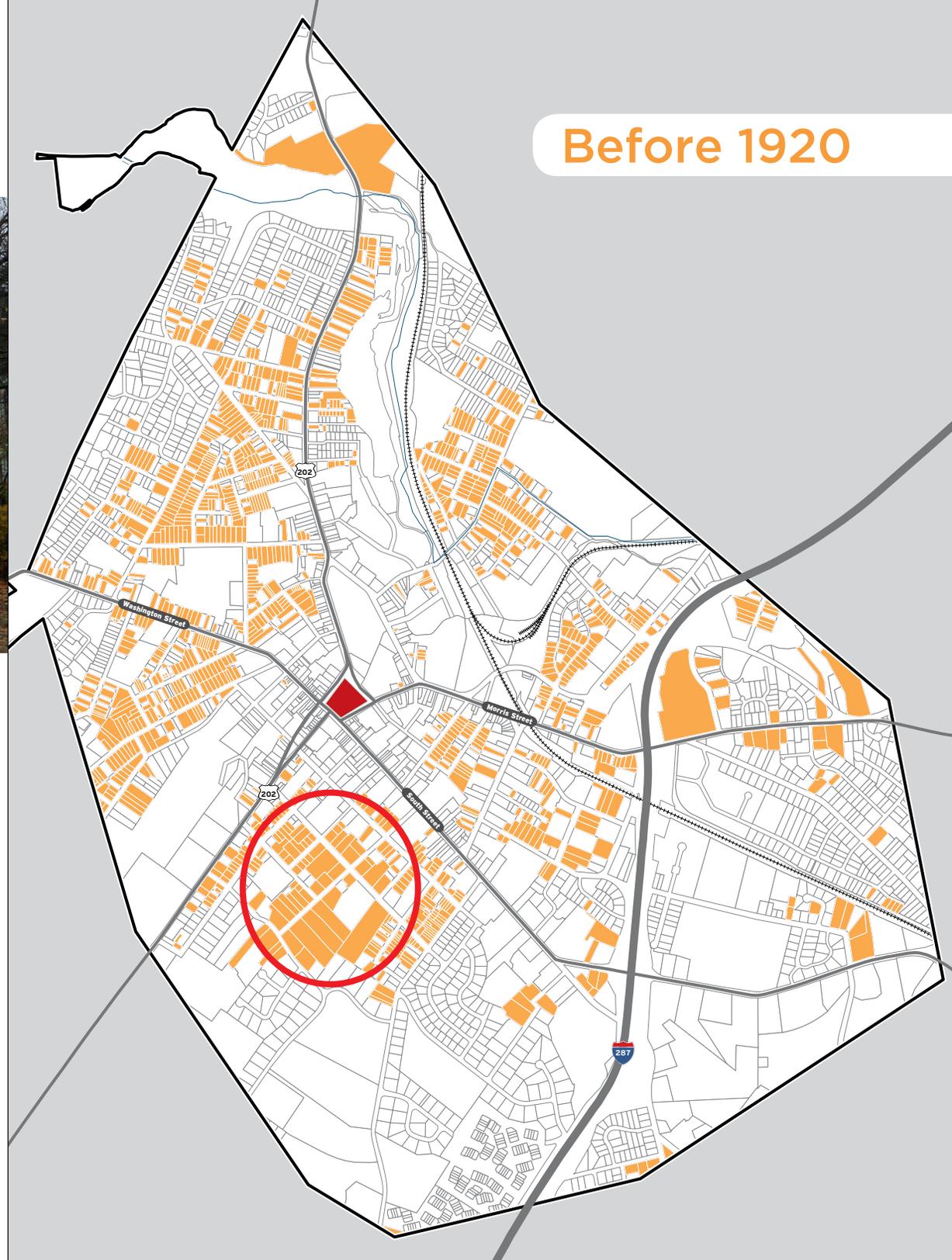
- Narrow Lots
- Smaller homes
- Shallow front lawns
- “Intimate” streets



Estate Neighborhood

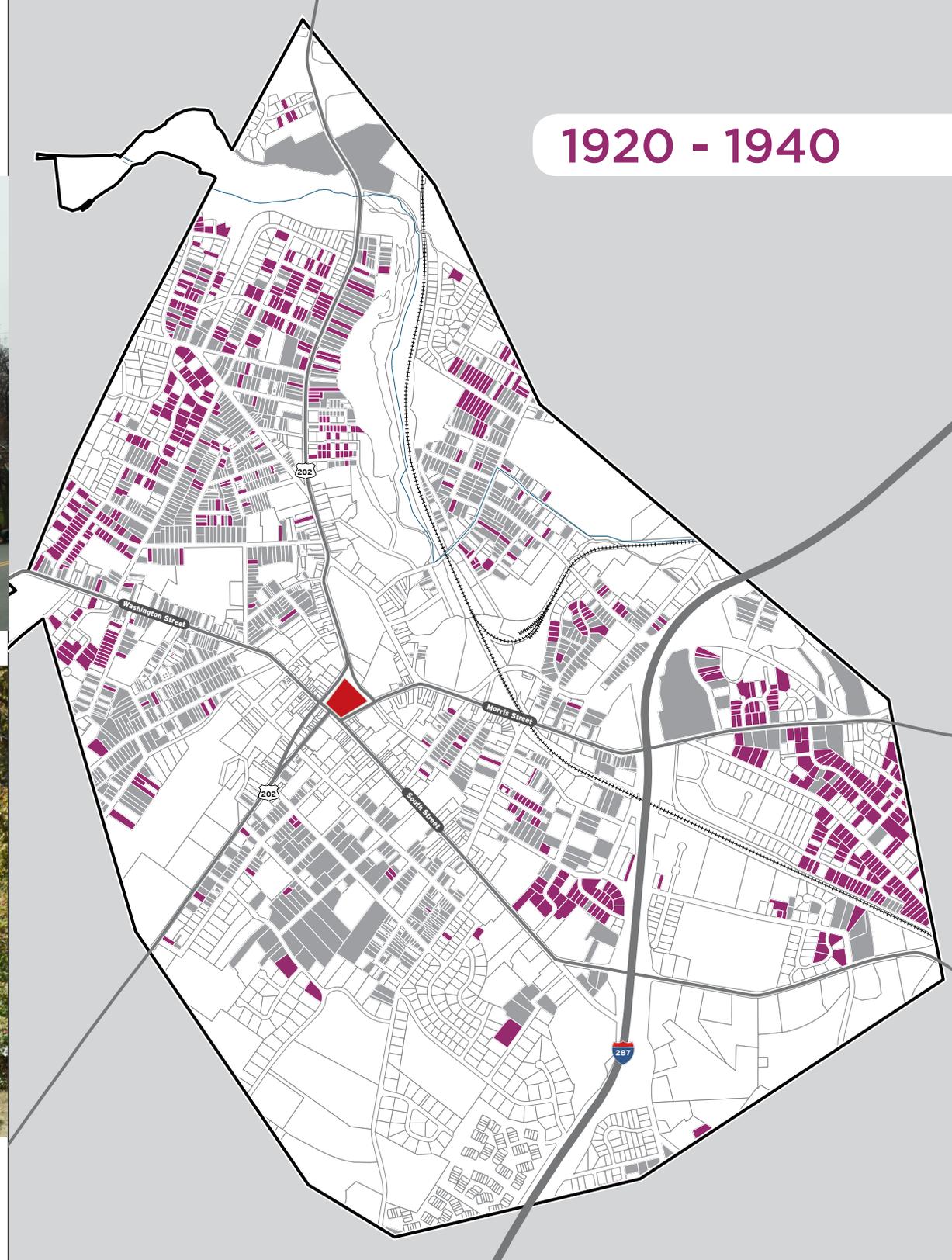
- Large Lots
- Lots of Square Feet
- Deep Street Setbacks
- Historically Significant Architecture

Before 1920

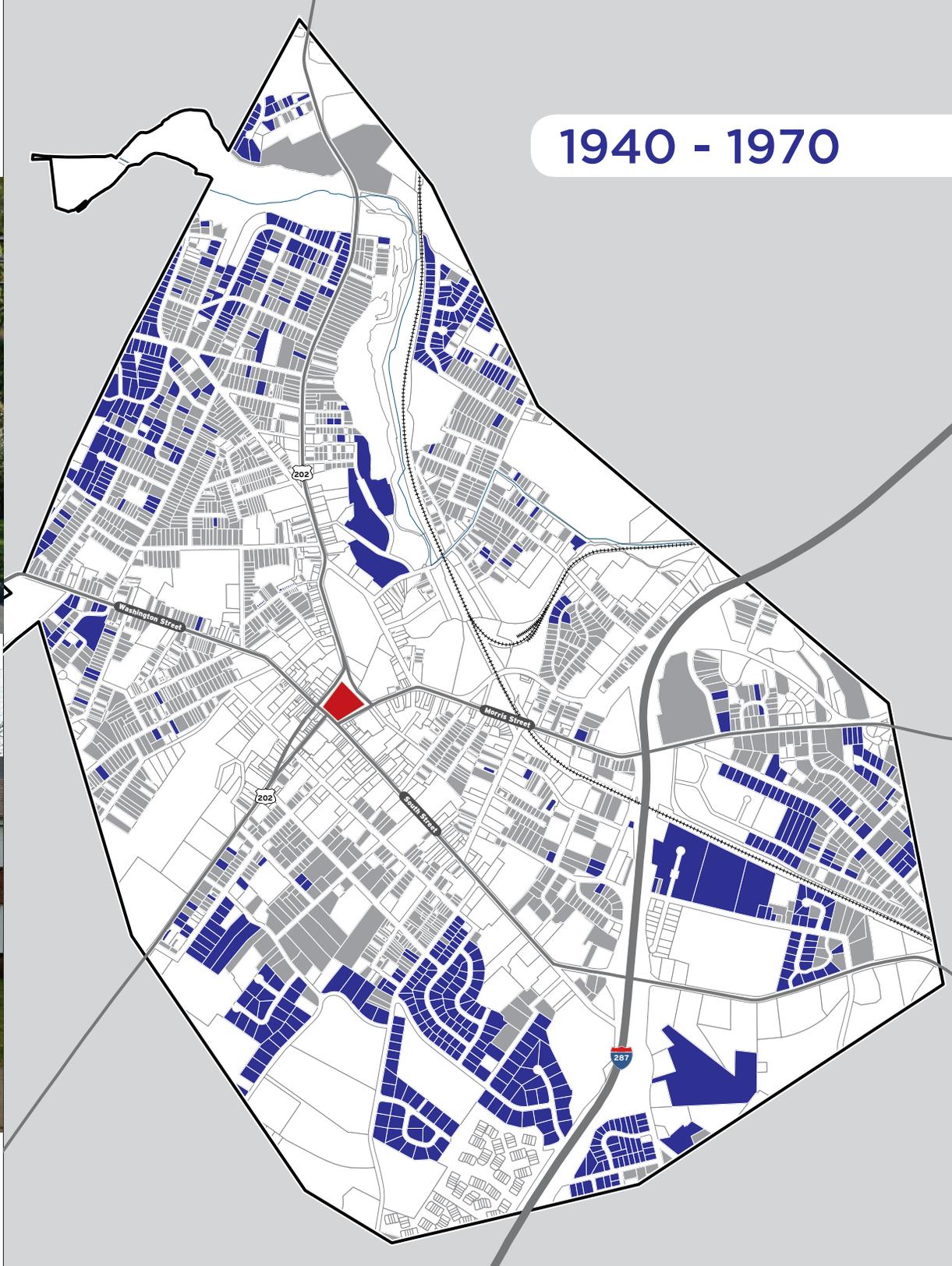
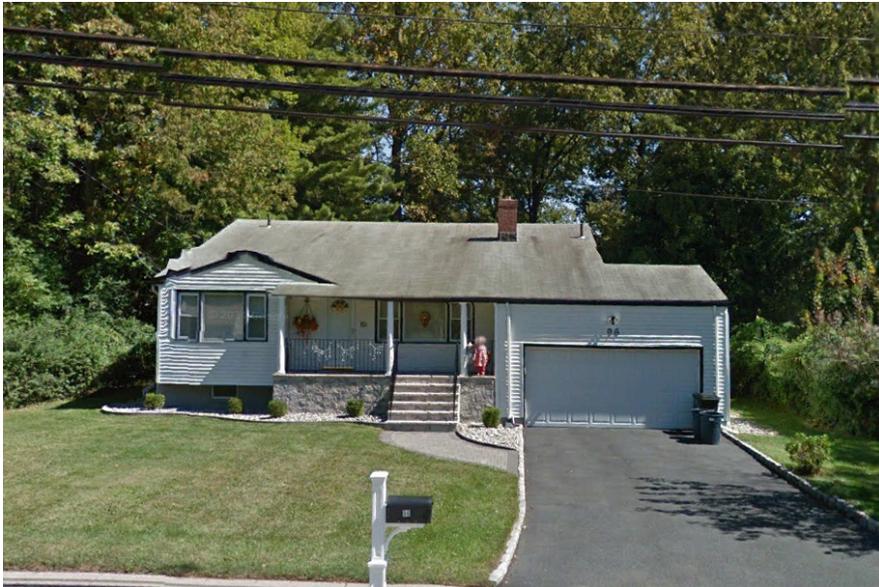


14 | Historical Analysis: 1920s

FBC Baseline Conditions



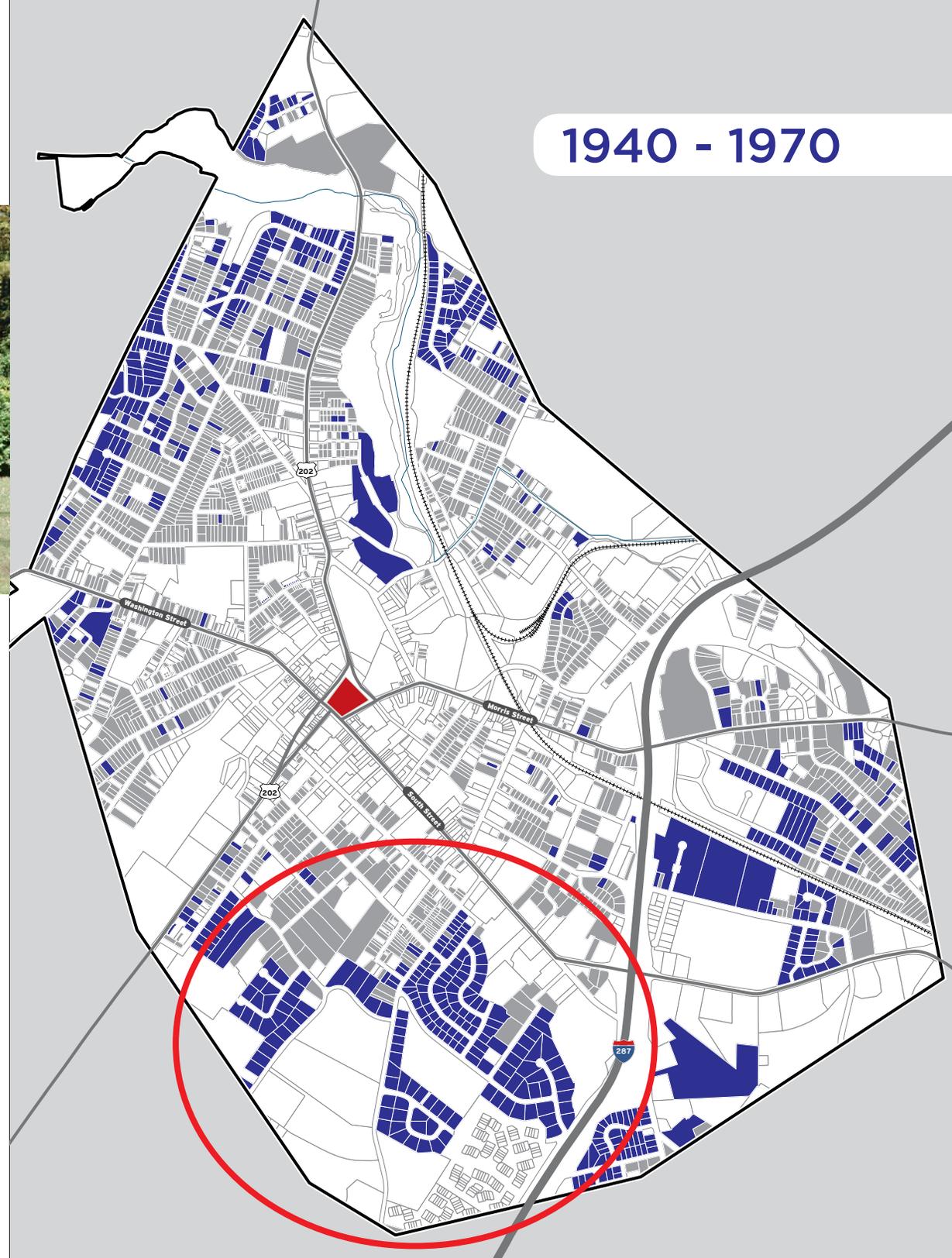
15 | **Historical Analysis: 1940 - 1970**
FBC Baseline Conditions





Contemporary Suburb

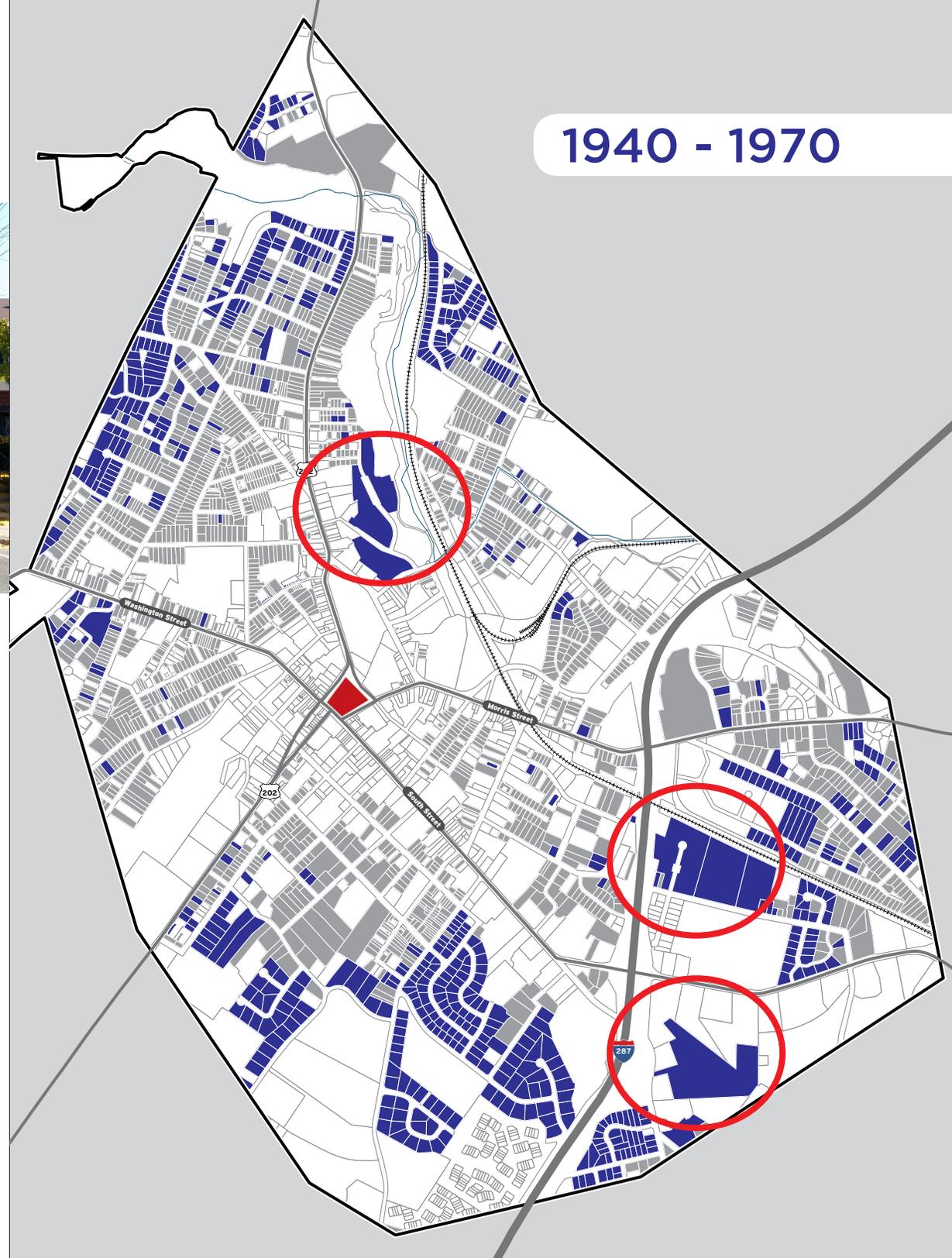
- Larger homes on Larger Lots
- “Curvy” Streets
- Big Front Yards





1st Pocket Developments

- Suburban in nature
- “Super” self-contained blocks
- Not connected into the “grid”

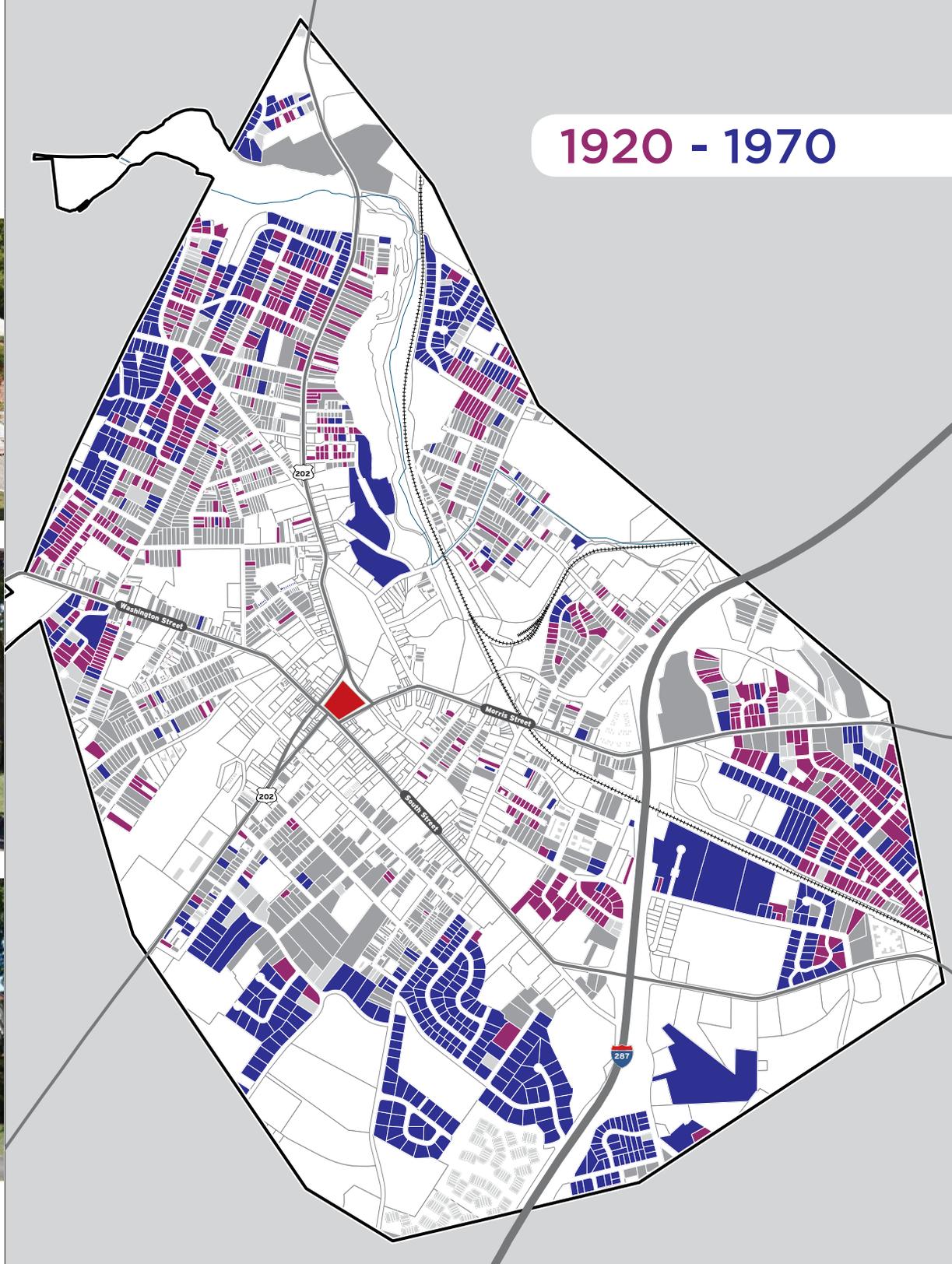


18 | Historical Analysis: 1920 - 1970

FBC Baseline Conditions



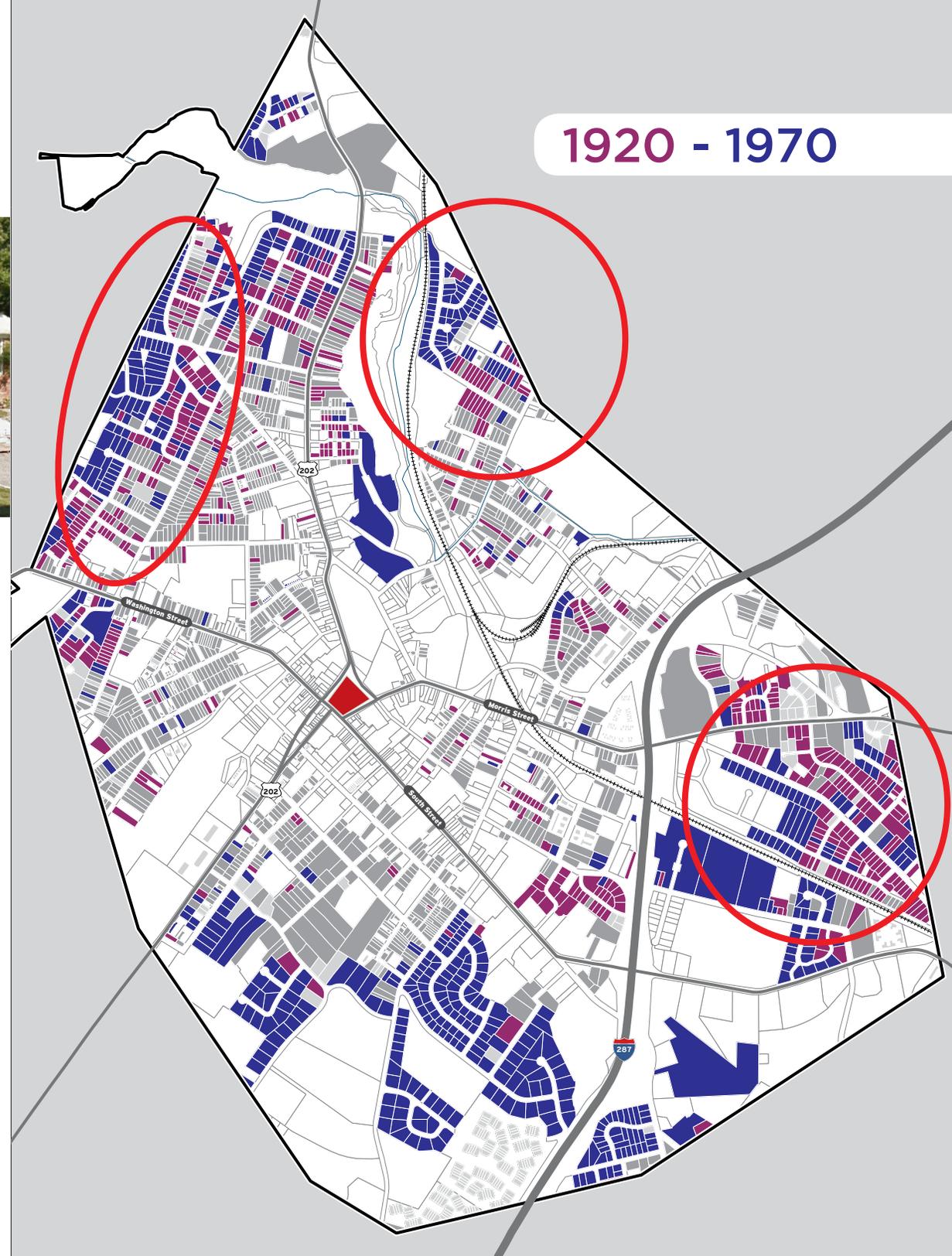
1920 - 1970





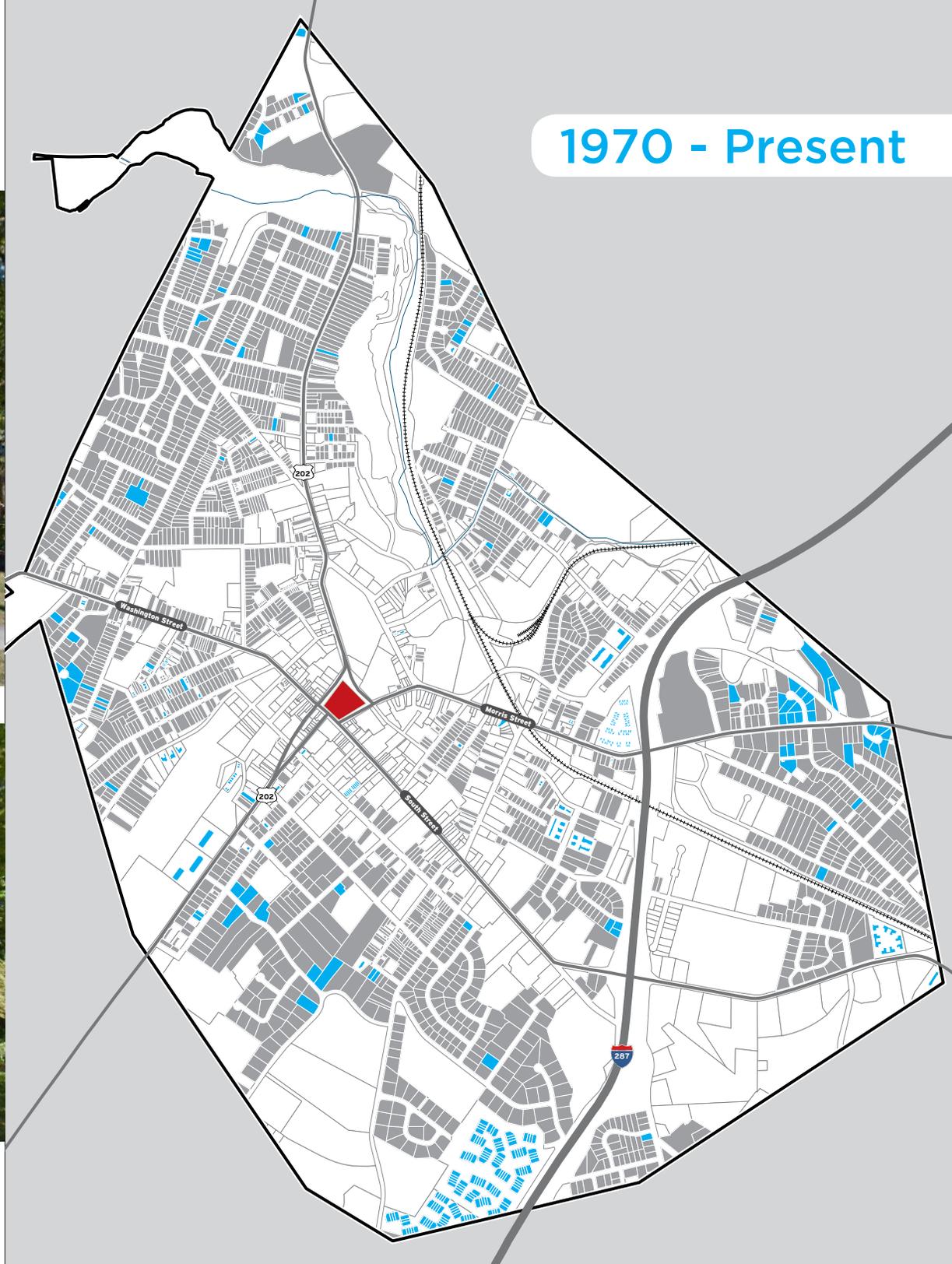
First Suburbs

- Tree-lined Streets with large front yards
- Mix of auto and non-auto orientation
- consistent use of “modern” building materials + techniques



20 | Historical Analysis: 1970+

FBC Baseline Conditions



1970 - Present

“Residential neighborhoods fan out from the town core, with high-density urban building types and apartment buildings around the downtown and along corridors giving way to townhouses and single-family lots on neighborhood interiors.”

“Residential neighborhoods fan out from the town core, with high-density urban building types and apartment buildings around the downtown and along corridors giving way to townhouses and single-family lots on neighborhood interiors.”



“Overall, Morristown contains a wide variety of residential building and apartment types, as well as price points, for a town of its size.”

24 Lot Size

FBC Baseline Conditions

- <1/8 Acre
- 1/8 - 1/4 Acre
- 1/4 - 1/2 Acre
- 1/2 - 3/4 Acre
- 3/4 - 1 Acre
- 1+ Acre



- 1 family
- 2 family
- 3 family
- 4 family
- Condo
- Townhouse



26

Lot Width

FBC Baseline Conditions

-  < 29'
-  30' - 39'
-  40' - 49'
-  50' - 59'
-  60' - 74'
-  75' - 99'
-  100' - 124'





THE RESULTS











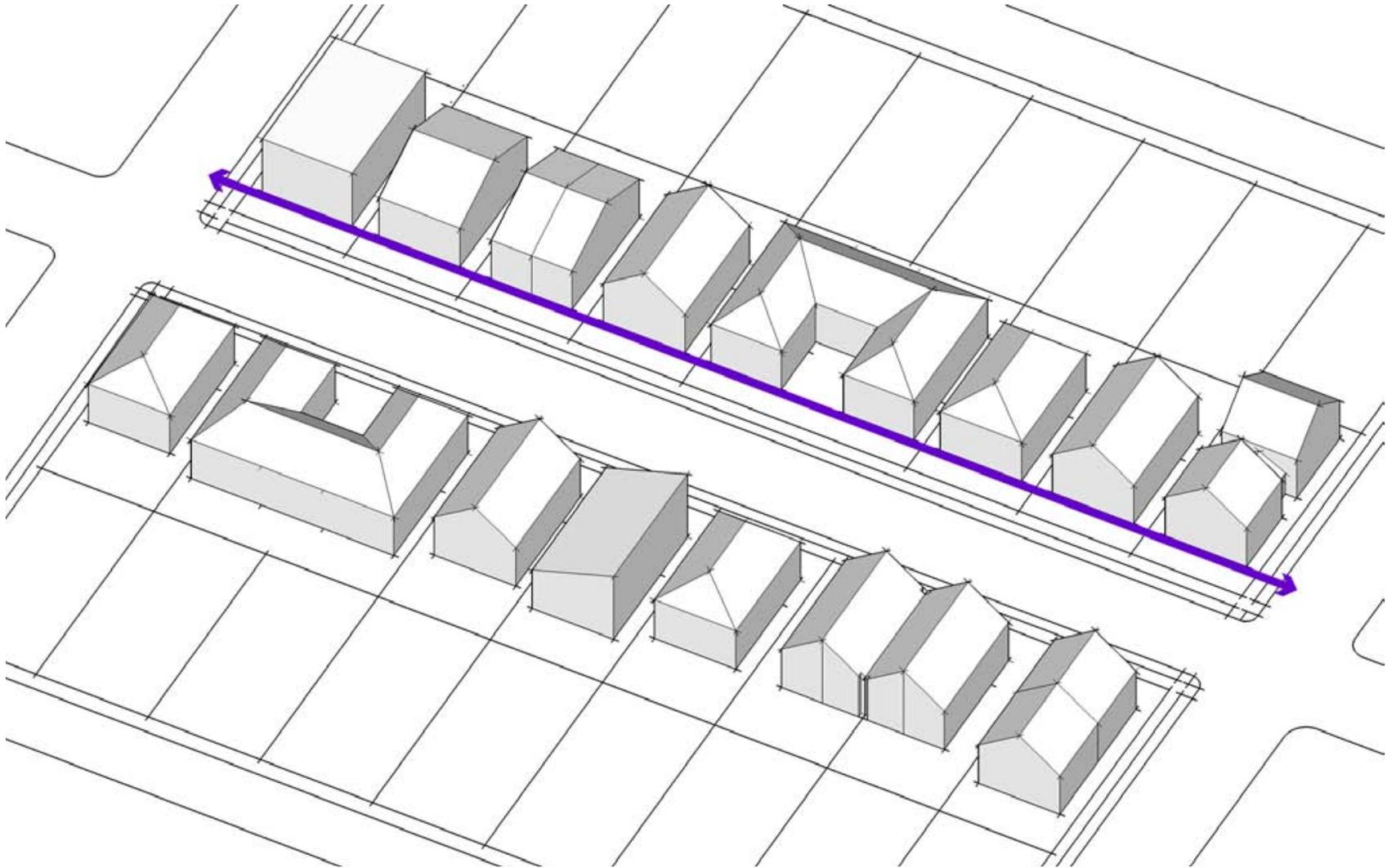




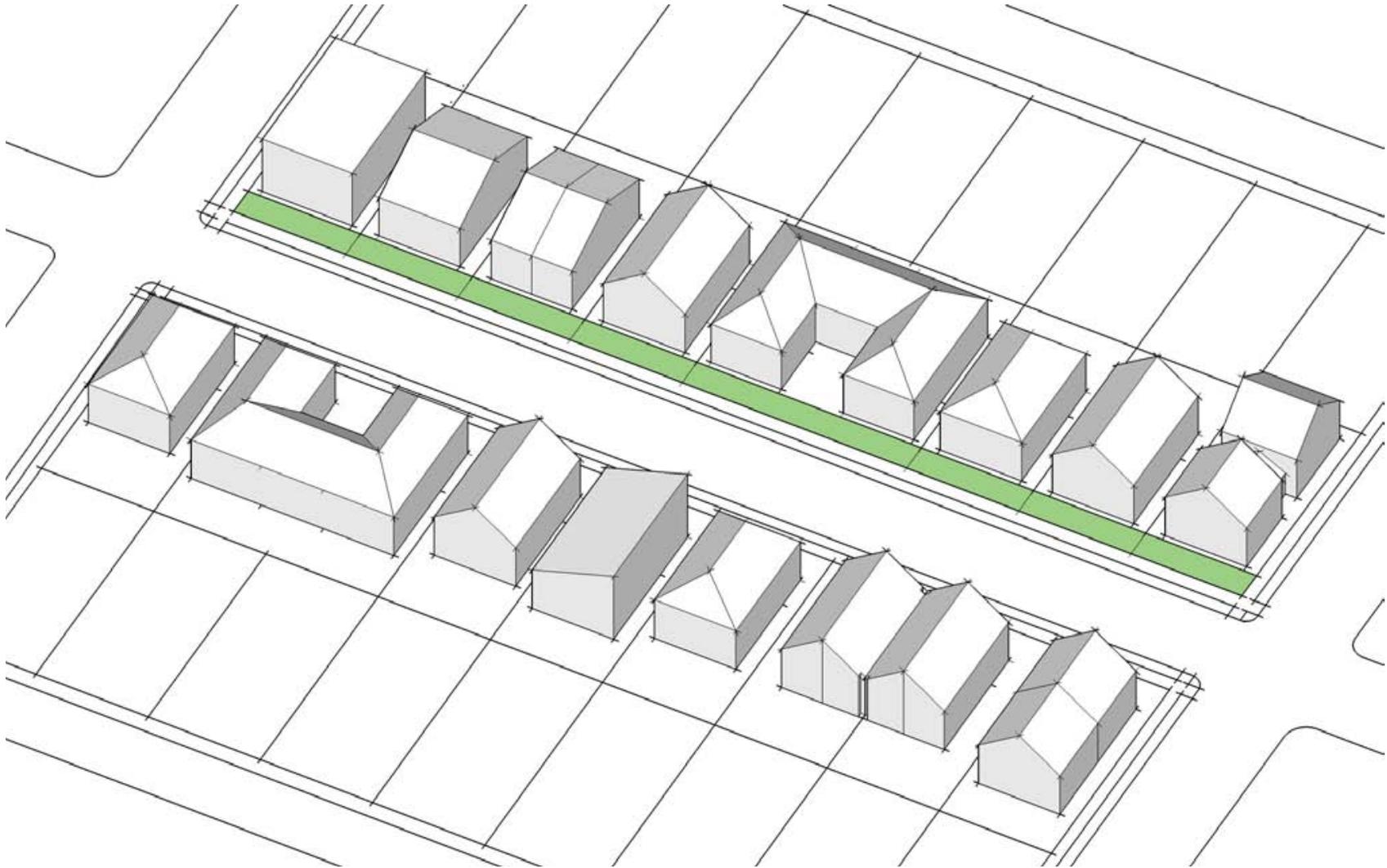
KEY PLACE CHARACTER QUALITIES



Building Setback



Front “Yard”



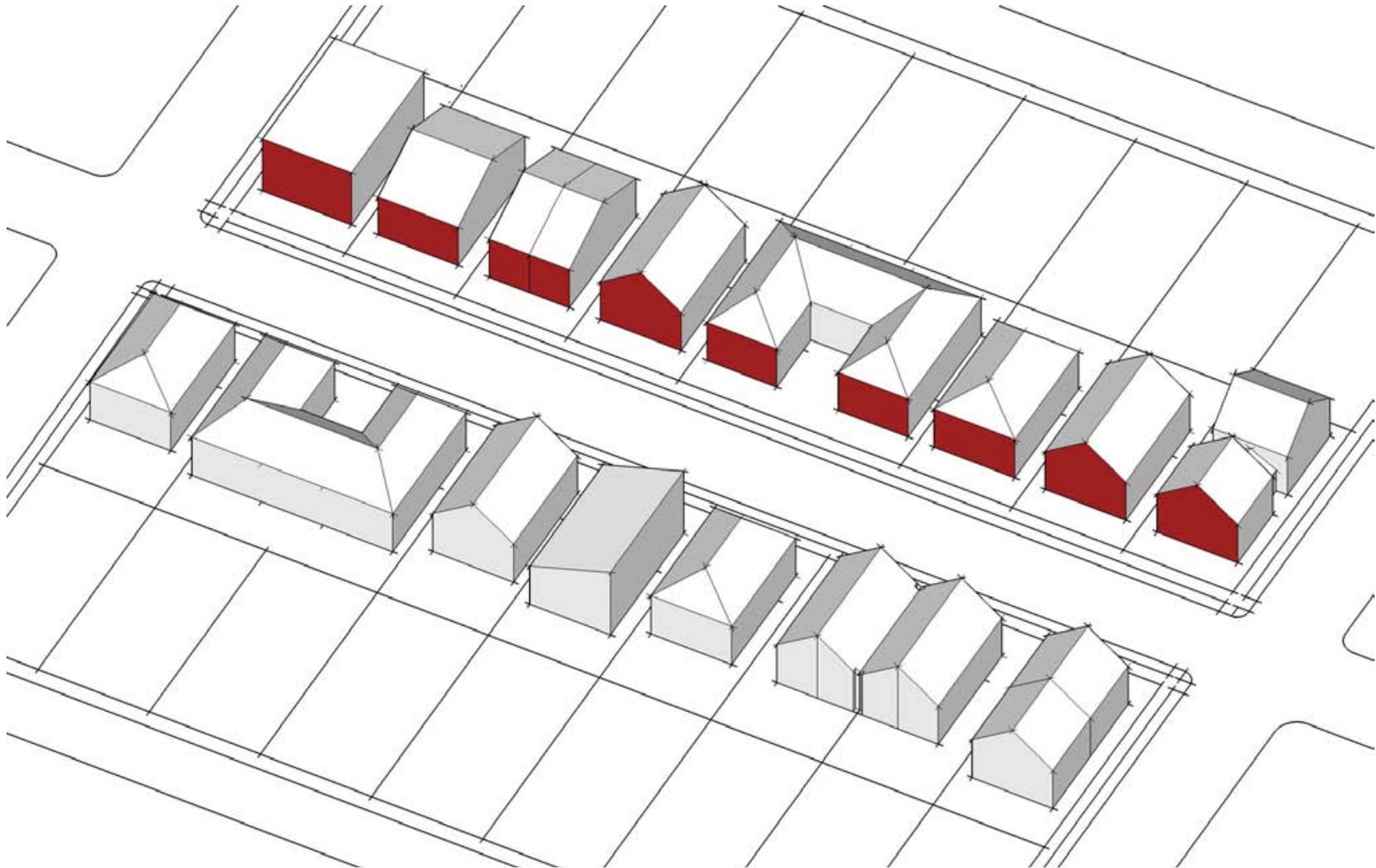
Front “Yard”



Front “Yard”



Rhythm of Homes



39 Neighborhood Character

FBC Baseline Conditions

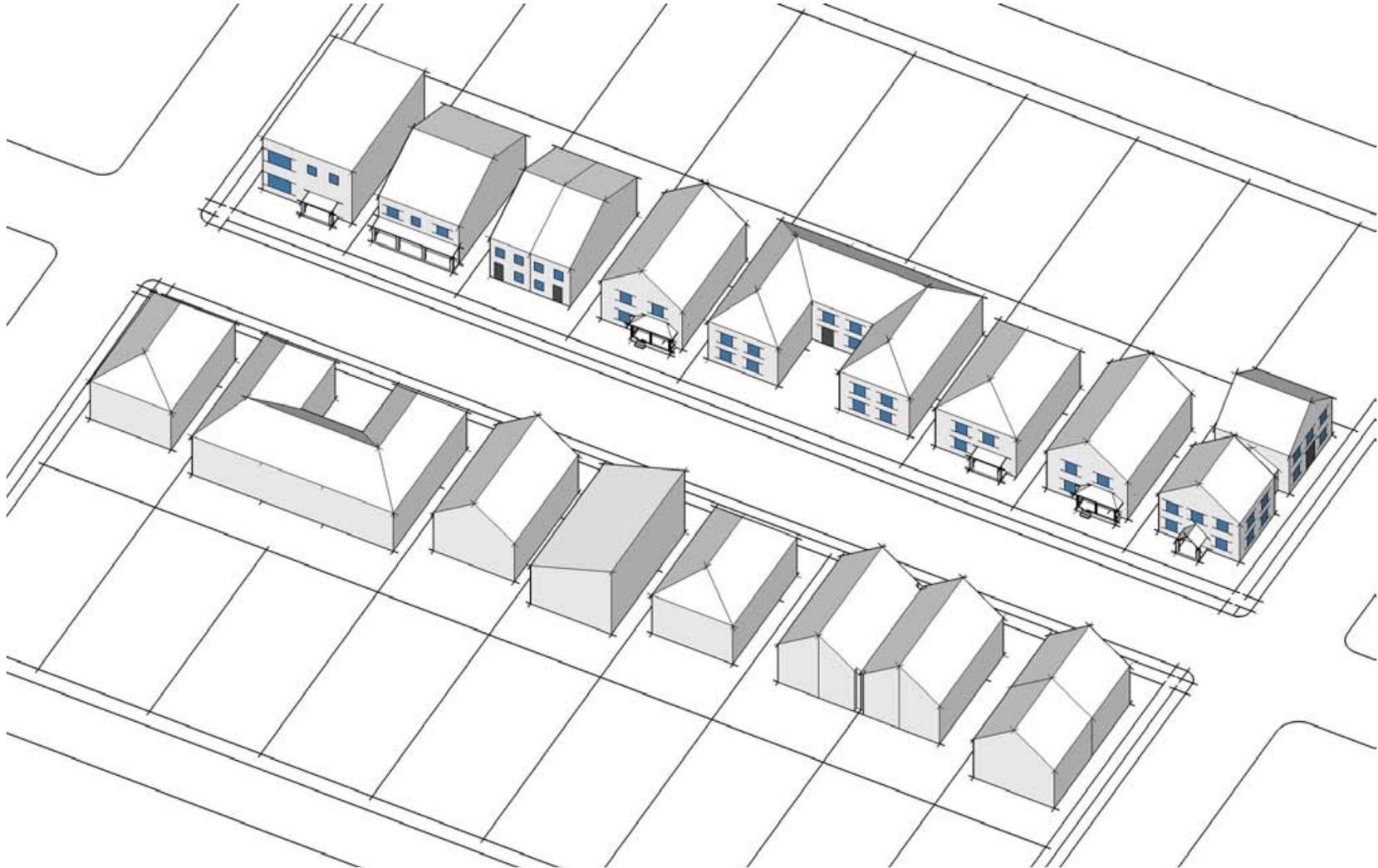


40 Neighborhood Character

FBC Baseline Conditions



Windows and Building Elements



Windows and Building Elements



Windows and Building Elements



Windows and Building Elements



Parking Location



Street



Front Yard



Side/Rear Yard

Parking Location



Parking Indirectly Affects:

- Architecture Composition
- Character of front yard
- Spacing between buildings
- Overall character of the Street



EXAMPLE





49 | Neighborhood Character

FBC Baseline Conditions



50 | Neighborhood Character

FBC Baseline Conditions

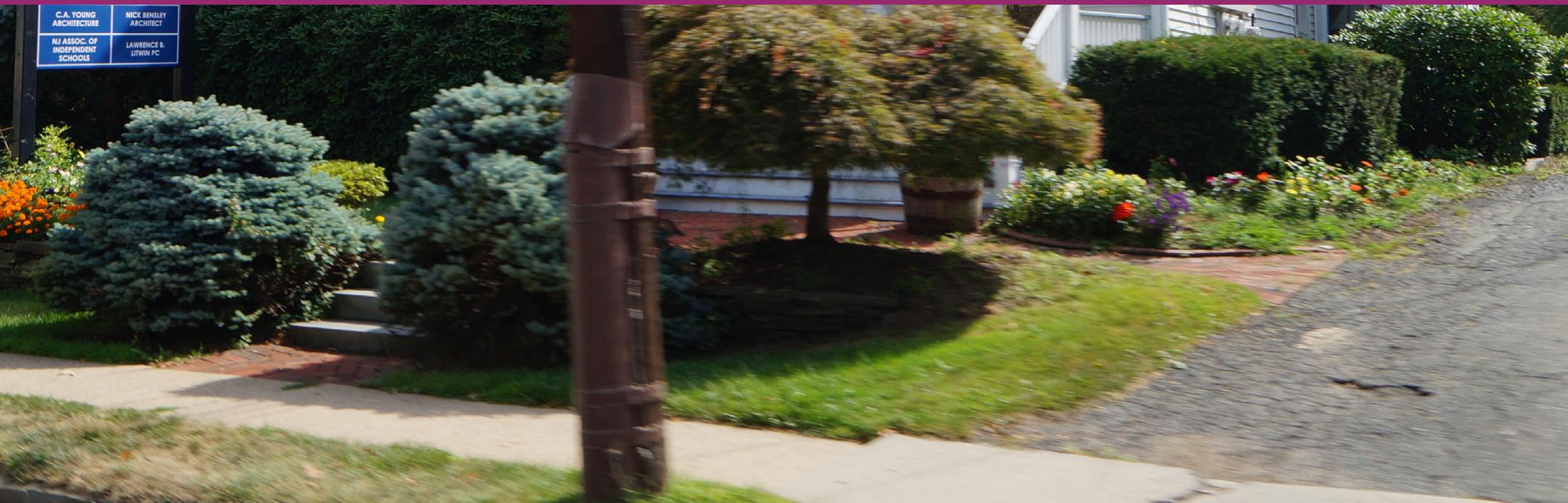








CURRENT CODE: ISSUES AND OPPORTUNITIES



**THE ZONING CODE IS
WRITTEN TO ENCOURAGE
SUBURBAN
STYLE DEVELOPMENT***

**does not match existing character that residents value*



Issue: Key Lot Regulating Standard is Minimum Lot Size



Issue: Key regulating standard is minimum lot size

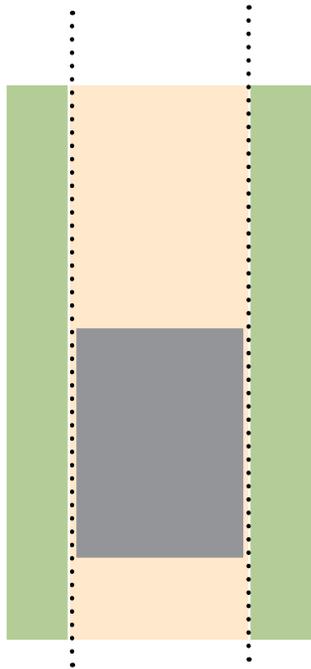
	Min Lot Width	Min Lot Depth	Implied Min Area
R-1 Single Family	125	125	15,625
R-2 Single Family	90	100	9,000
R-3 Single Family	75	100	7,500
RT-1 Single Family	50	100	5,000

Issue: Key regulating standard is minimum lot size

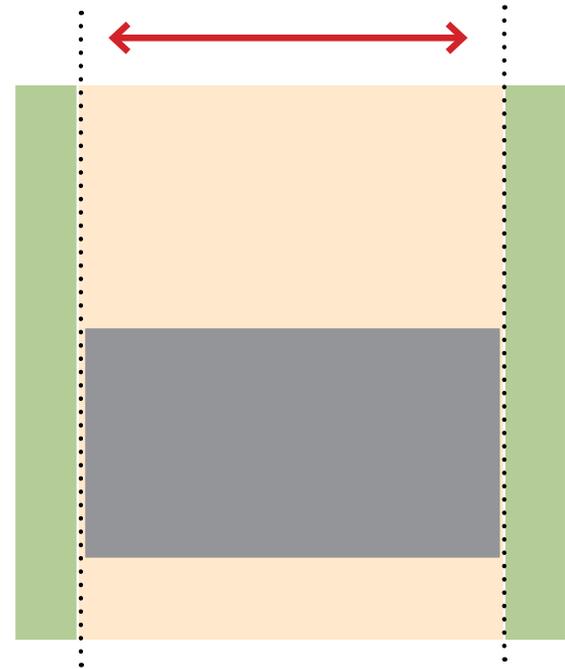
	Min Lot Width	Min Lot Depth	Implied Min Area	Actual Min Area
R-1 Single Family	125	125	15,625	21,780
R-2 Single Family	90	100	9,000	11,250
R-3 Single Family	75	100	7,500	9,300
RT-1 Single Family	50	100	5,000	6,250

Issue: Key regulating standard is minimum lot size

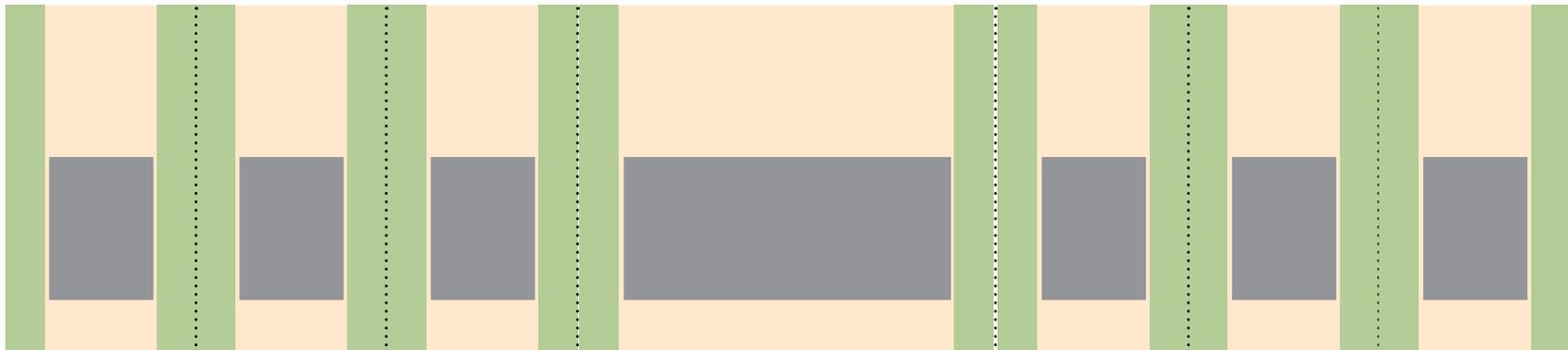
- Assuming minimum lot depths and widths are acceptable, property owners are required to either have **very deep lots** or **very wide lots**.
- There are no **maximum** lot sizes
- Meeting lot size minimums will not guarantee that a property "fits" within the character of the area



Typical Home
10' side yard setbacks



"McMansion"
10' side yard setbacks





Issue: Oversized Lot Standards



C.A. YOUNG ARCHITECTURE	NICK BENSLEY ARCHITECT
NJ ASSOC. OF INDEPENDENT SCHOOLS	LAWRENCE B. LITWIN FC

61 | Oversized Lot Standards

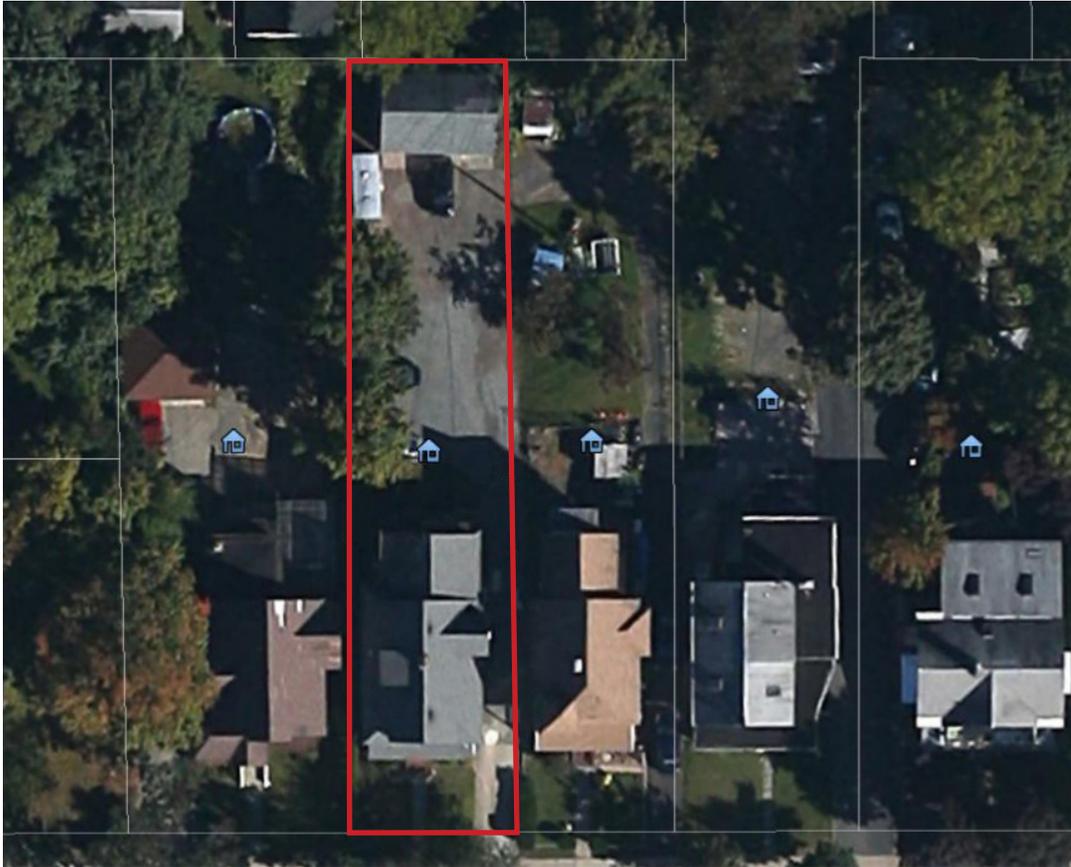
FBC Baseline Conditions



- Early Street between Mill Street and Aton Ave.
- Homes located in RT-1 Zone
- Many homes date to between 1880 and 1920

62 Oversized Lot Standards

FBC Baseline Conditions

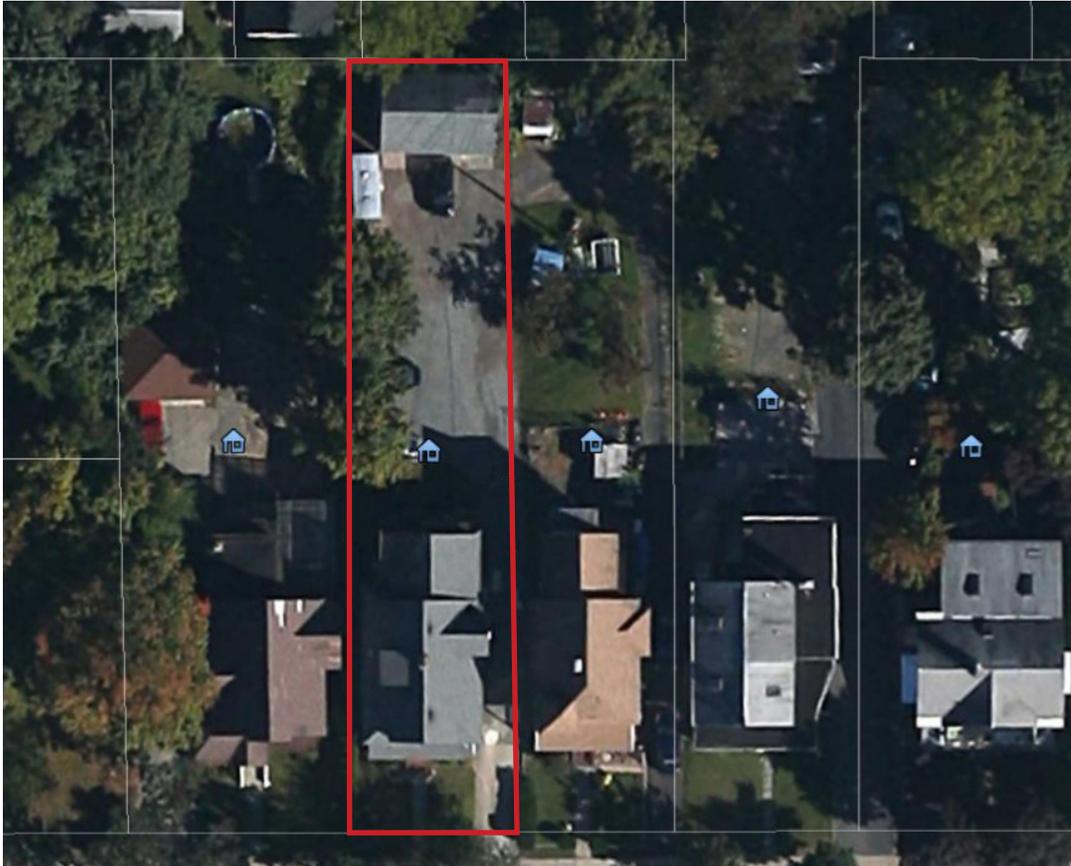


- 8,063 sqft lot
- 40'' wide lot
- 22'' front yard

65 EARLY ST.	Min Lot Area	Min Lot Width	Front Yard (min)
RT-1 Single Family	6,250	50	25

63 Oversized Lot Standards

FBC Baseline Conditions



- 8,063 sqft lot
- **40'' wide lot**
- **22'' front yard**

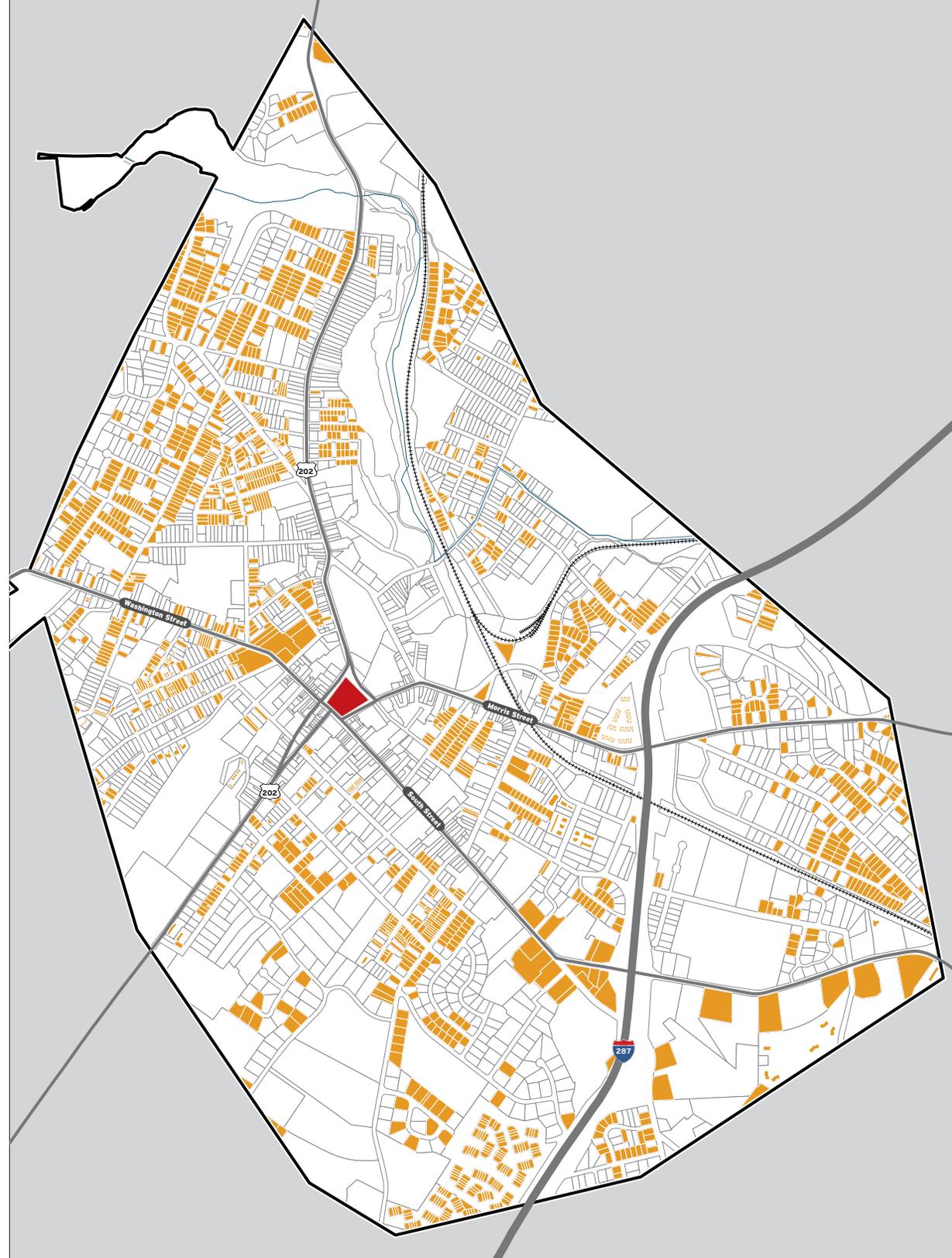
65 EARLY ST.	Min Lot Area	Min Lot Width	Front Yard (min)
RT-1 Single Family	6,250	50	25

47%

land in Residential areas

does NOT meet

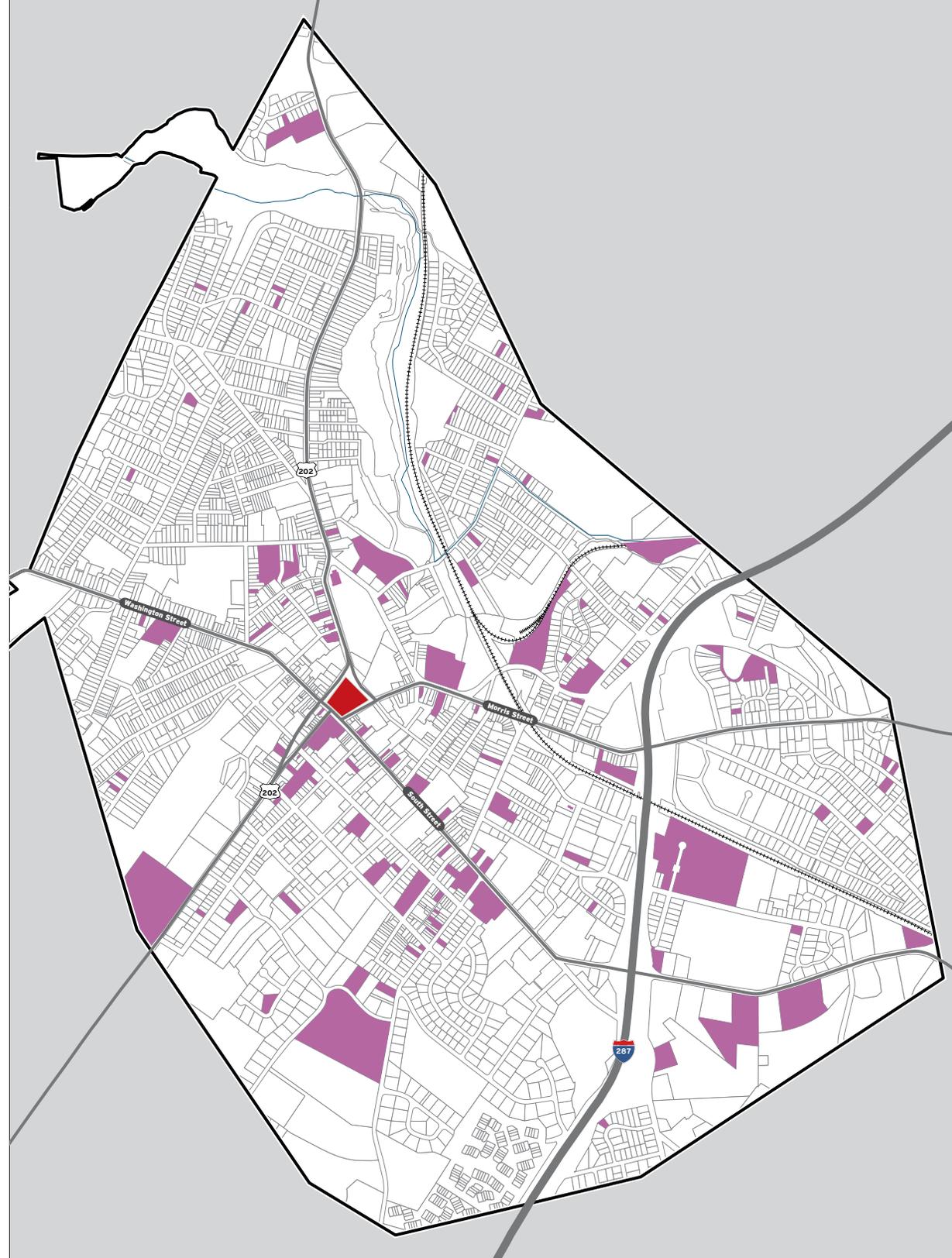
Minimum Lot Area
requirements



65 | Oversized Lot Standards

FBC Baseline Conditions

Locations of C
Variances in the past
5 years





Issue: All Uses Permitted... (aka Trickle Down Zoning)



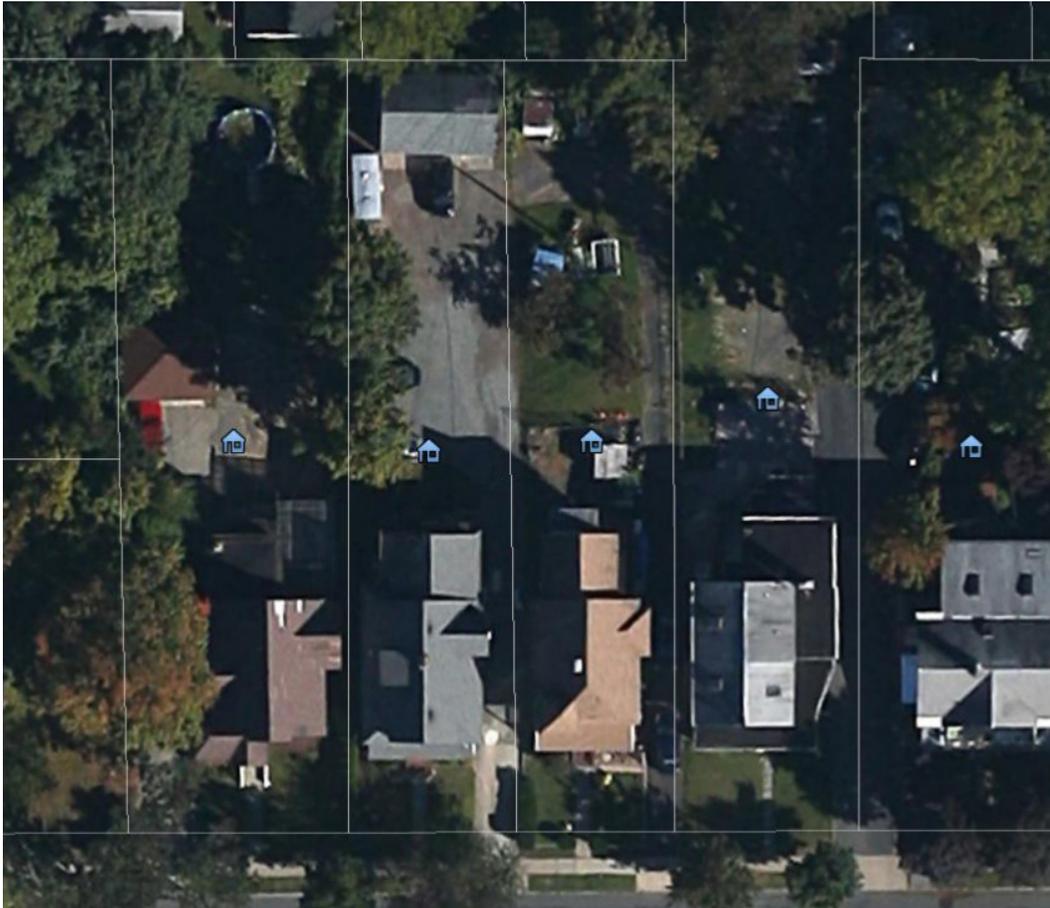
Issue: All uses permitted... (aka Trickle Down Zoning)



	Min Lot Area	Min Lot Width	Front Yard
R-1 Single Family	21,780	125	40
R-2 Single Family	11,250	90	35
R-3 Single Family	9,300	75	30
RT-1 Single Family	6,250	50	25

Issue: All uses permitted... (aka Trickle Down Zoning)

	Min Lot Area	Min Lot Width	Front Yard (min)
RT-1 Single Family	6,250	50	25



Issue: All uses permitted... (aka Trickle Down Zoning)

	Min Lot Area	Min Lot Width	Front Yard (min)
R-1 Single Family	21,780	125	40





Opportunity: Make Lot Width the Key Regulating Element



C.A. YOUNG
ARCHITECTURE

NICK BENSELY
ARCHITECT

NJ ASSOC. OF
INDEPENDENT
SCHOOLS

LAWRENCE B.
LITWIN FC

71 "Controlling" Regulation

FBC Baseline Conditions



- < 29'
- 30' - 39'
- 40' - 49'
- 50' - 59'
- 60' - 74'
- 75' - 99'
- 100' - 124'



Recommend: Key regulating can be lot width

		RESIDENTIAL ZONES					
		R1	R2	R3	R4	R5	R6
Lot Width	Narrow	-	-	P	P	-	-
	Small	-	P	P	P	-	-
	Medium	-	P	P	P	-	-
	Large	-	P	-	-	-	-
	Wide	P	P	-	-	-	-
	XXL	P	-	-	-	-	-
	Estate	-	-	-	-	-	P
	Existing PUD Requirements	-	-	-	-	P	-

		Narrow	Small	Medium	Large	Wide	XXL	Estate
Lot								
Frontage Width	min	30'	40'	50'	60'	75'	125'	50'
	max	39'	49'	59'	74'	124'	--	--
Minimum Lot Depth		80'	80'	80'	80'	80'	80'	100'
Minimum Lot Size		2,400	3,200	4,000	4,800	6,000	12,500	5,000

Advantages: Key regulating can be lot width

- Continues to prevent unwanted subdivision of larger lots
- Prevents oversized lot construction that interrupts neighborhood character
- Allows other regulations (setbacks, building regulations, accessory structure standards, and others) to be adjusted based on lot size.
- Allows municipality to control for "McMansionization" of lots
- More accurately aligns standards to existing conditions



Issue: Code is silent on key “Place Character” Standards



C.A. YOUNG
ARCHITECTURE

NICK BENSELY
ARCHITECT

NJ ASSOC. OF
INDEPENDENT
SCHOOLS

LAWRENCE B.
LITWIN FC



77 | Place Character Standards

FBC Baseline Conditions



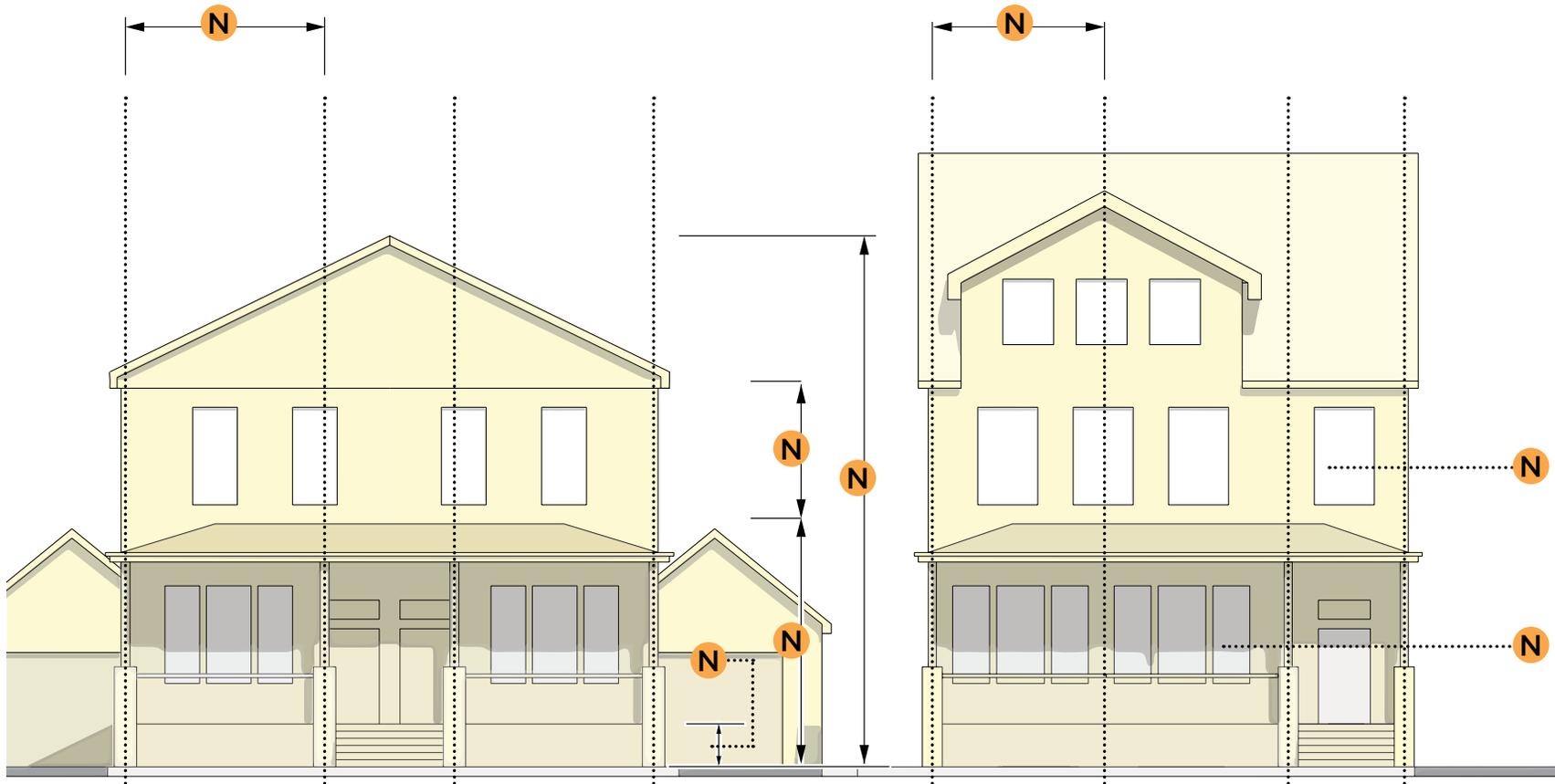




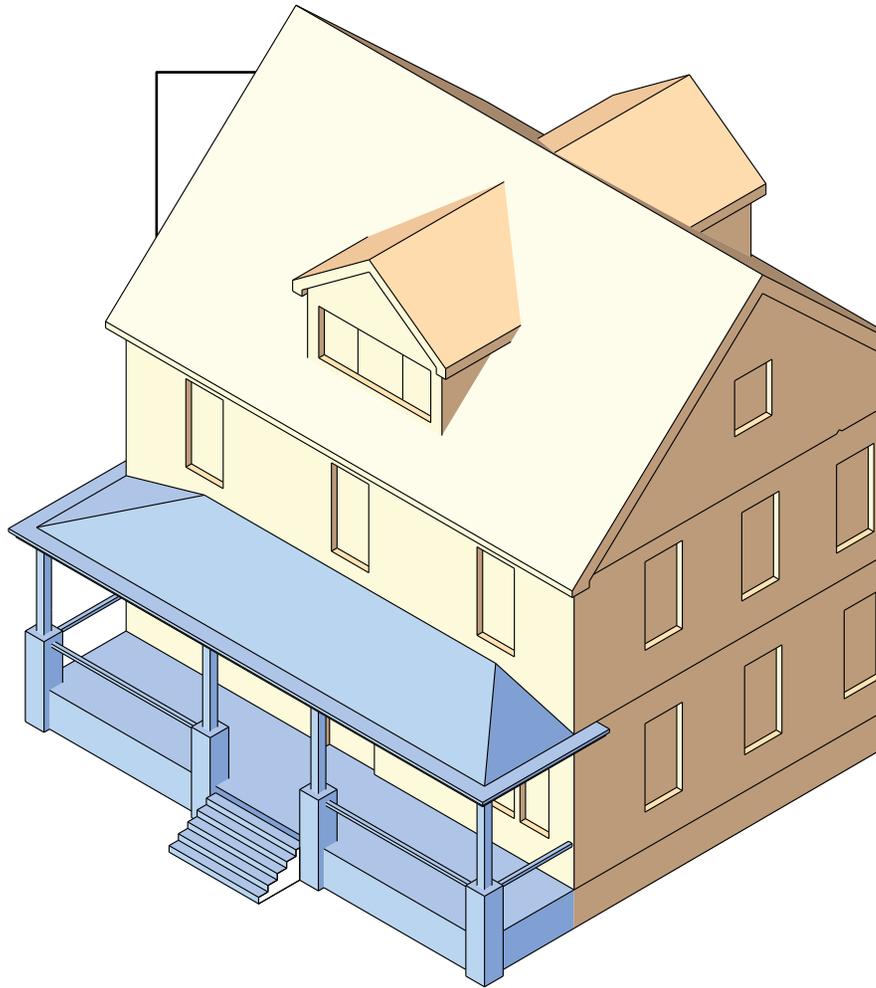
Opportunity: Regulate Key “Form” Elements



Opportunity: Regulating Vertical Elements



Opportunity: Regulating Building Elements



- Stoops
- Porches
- Balconies
- Bay Windows
- Wings
- Terraces
- Garages (Attached)

Key: We're **NOT** regulating Architectural "Style"



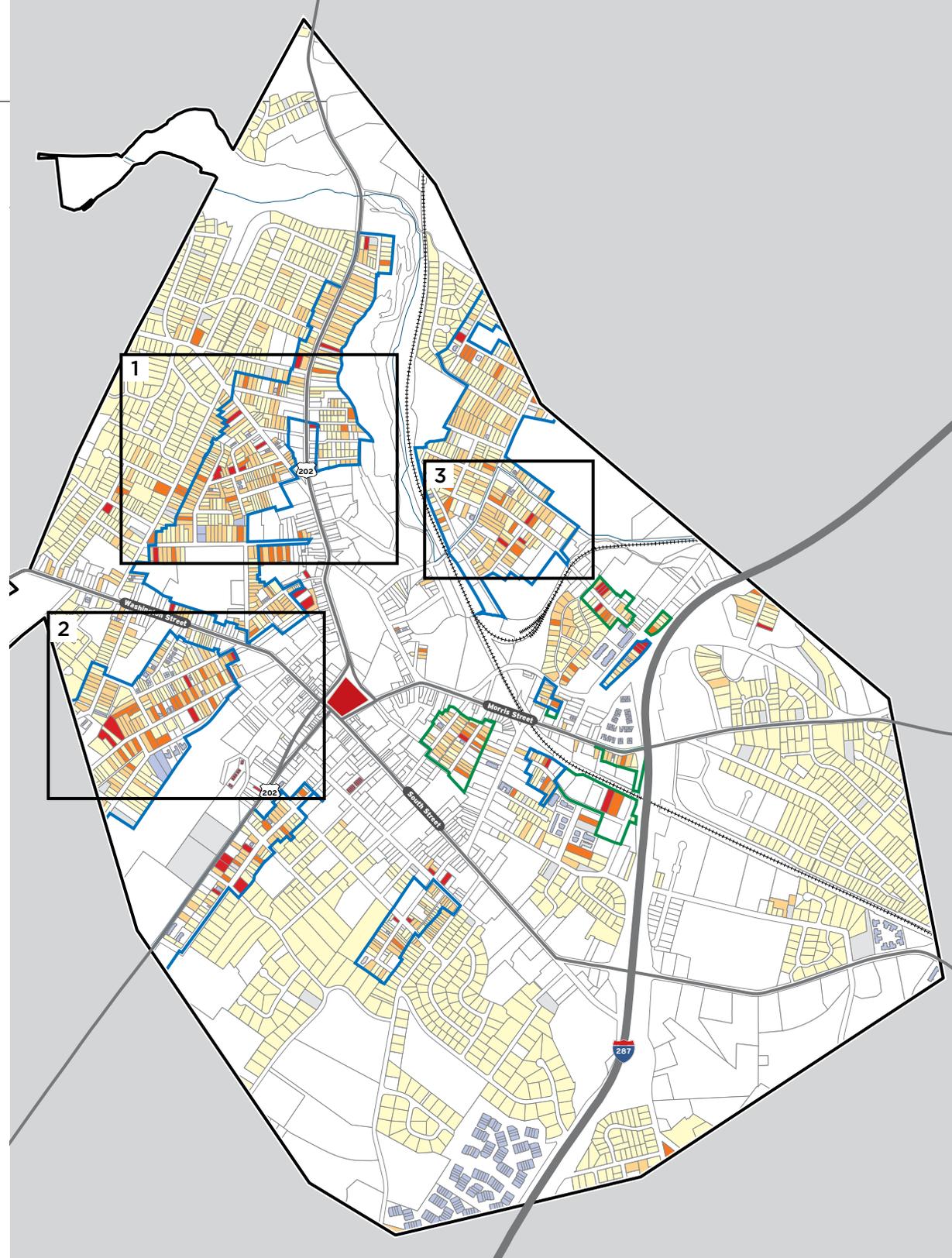


Issue: Small Multi-Family Development



84 | Multi-Family

FBC Baseline Conditions



Issue: Limited Multi-Family

- Discourages development of owner-occupied units
- Drives those looking for multi-family units into larger apartment buildings or subdivided single-family homes
- Makes it unlikely that there will be units that have own yard, own garage, and other key amenities that attract buyers



Issue: Garden Apartment



Issue: Garden Apartments



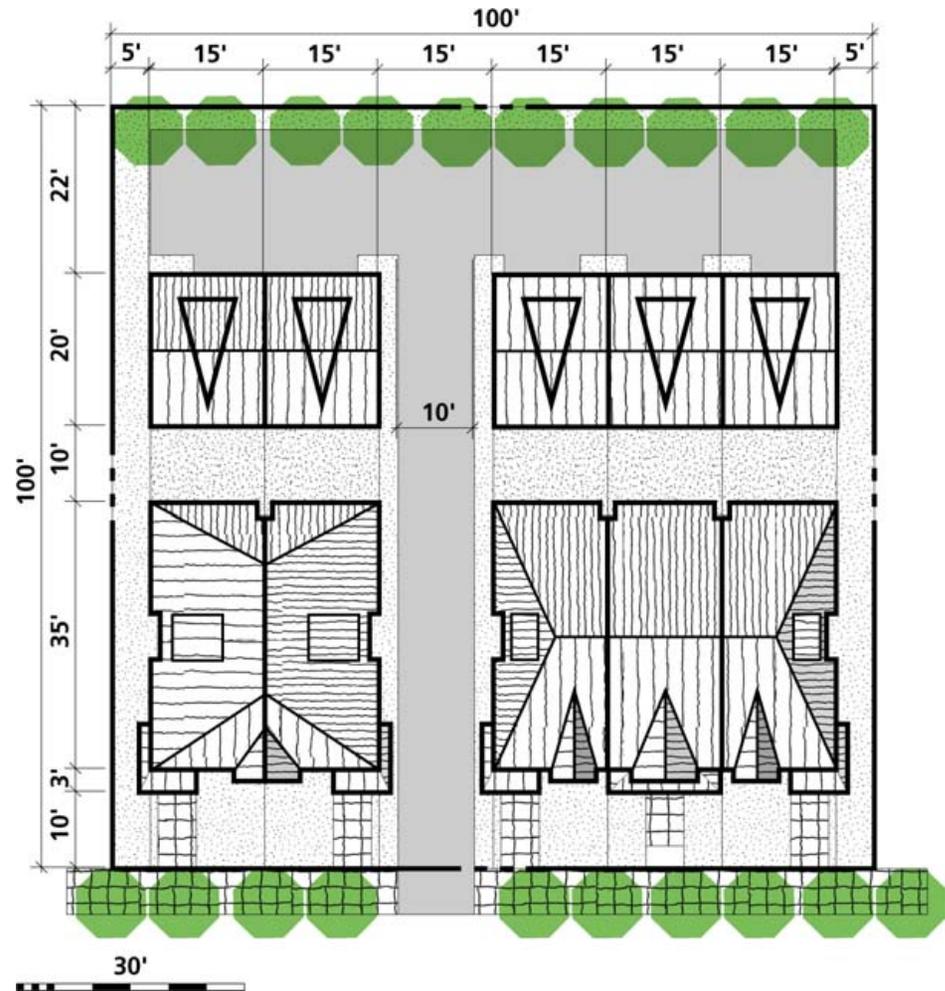
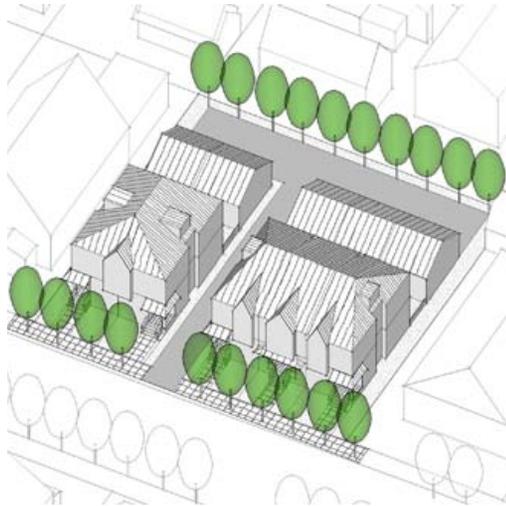
- Requires Large Lots (at least 21,780 sqft but as much as 8 Acres)
- Have large lot depths, as well as front, and side yard setbacks that are inconsistent with many of the existing multi-family zones
- Do not provide an opportunity for modern small multi-family construction



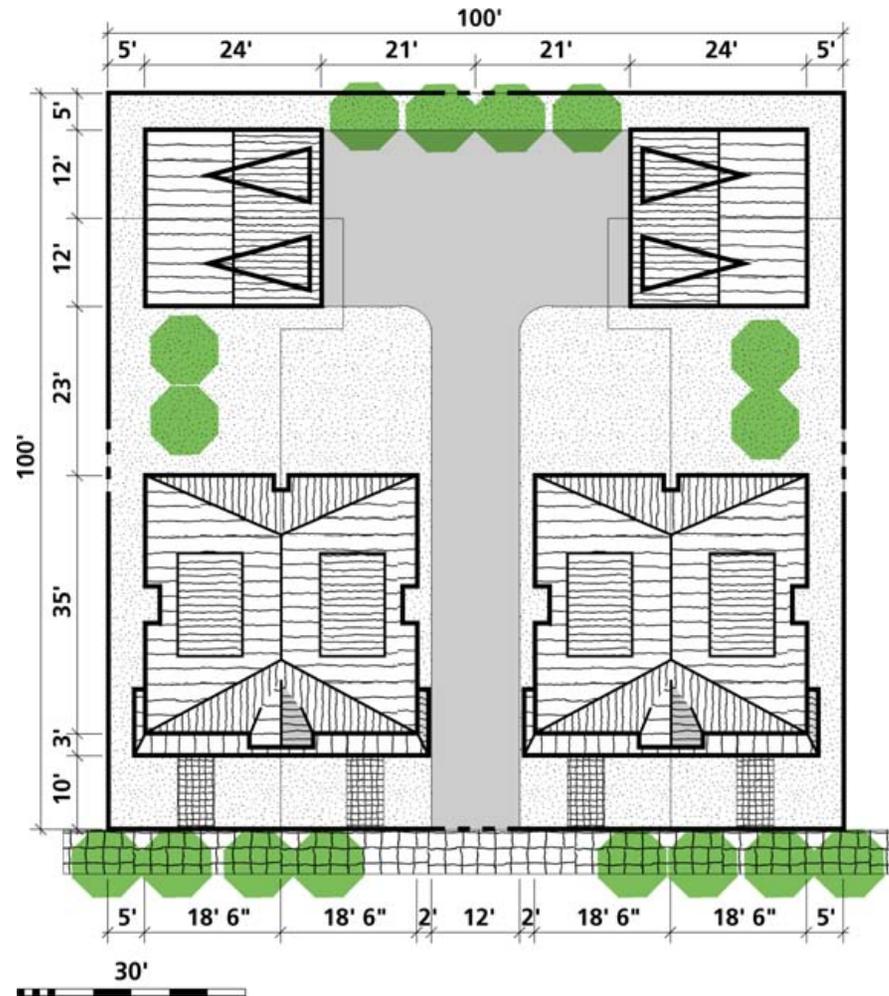
Opportunity: Multi-Family Building Types



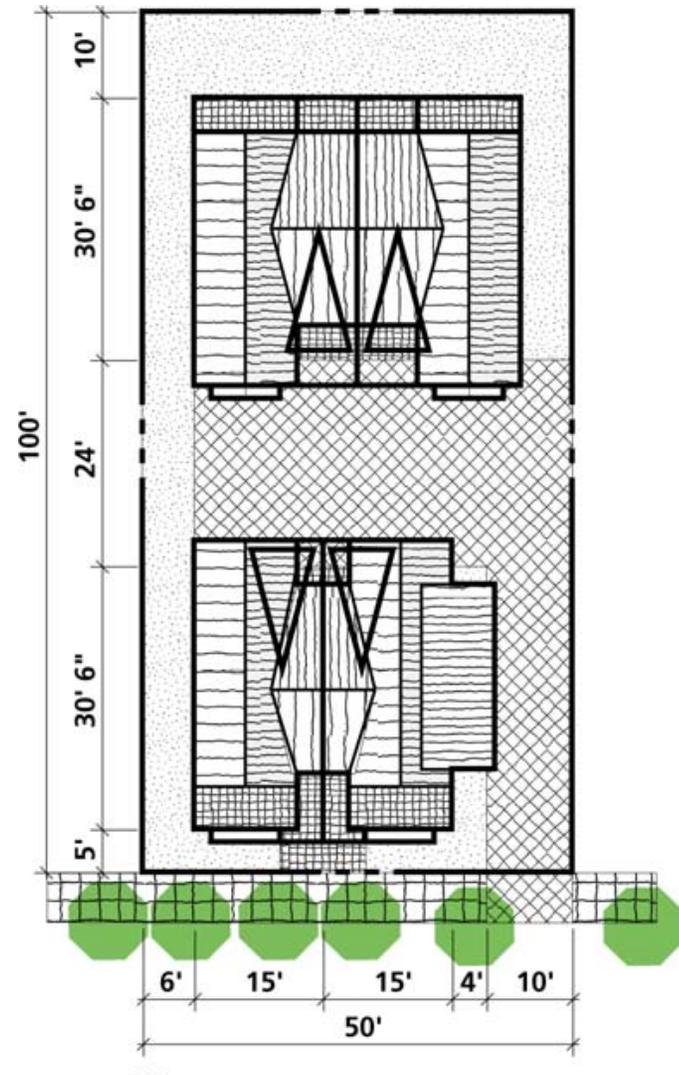
Suggested: Regulation through “Building Types”



Suggested: Regulation through “Building Types”



Suggested: Regulation through “Building Types”



Advantages: Key regulating with Building Types

- Provides a high level of predictability for township officials and residents
- Gives clear direction to developers while providing them with flexibility
- Ensures new development is consistent with the character of the area
- Allows for the possibility that owner occupied multi-family units can be developed in residential areas



NEXT STEPS



Next Steps

- Market Interview
- Baseline Interview
- Public Review
- Presentation of DRAFT Standards