



**BOROUGH OF FLORHAM PARK
COUNTY OF MORRIS, STATE OF NEW JERSEY
ORDINANCE # 18-2**

**AN ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE
BOROUGH OF FLORHAM PARK IN THE COUNTY OF MORRIS,
STATE OF NEW JERSEY, AMENDING SECTION 250 “ZONING” OF
THE BOROUGH CODE**

WHEREAS, the Borough Council deems it appropriate to amend the Borough Code with respect to certain elements of Chapter 250, Zoning;

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Florham Park, County of Morris, State of New Jersey, as follows:

SECTION 1. § 250-3, Zones established and enumerated, is hereby amended and supplemented as follows:

The land of the Borough is hereby divided into the following zones:

R-88	One-Family Residence Residential Zone
R-44	One-Family Residence Residential Zone
R-25	One-Family Residence Residential Zone
R-15	One-Family Residence Residential Zone
R-7	One-Family Residence Residential Zone
B-1	Business Zone
PB-1	Professional and Business Office Zone
PB-2	Professional and Business Office Zone - Residential Appearance Required
C-1	Office and Manufacturing Zone
C-1MF	Multifamily Residential Housing

C-1MFAR	Multifamily Age Restricted Housing
C-2	Office and Manufacturing Zone
C-3	Office, Research and Laboratory Zone
C-4	Mixed Office, Research, Laboratory and Multifamily Residential Zone
MF-1	Multifamily Residential Zone
MF-2	Multifamily Residential Zone
MF-3	Multifamily Residential Zone
MF-4	Multifamily Residential Zone
MF-5	Multifamily Residential Zone
MF-6	[Reserved]
MF-7	Multifamily Residential Zone
OSR	Open Space Recreation Zone
OSM	Open Space Municipal Zone
POD-N	Planned Office District - North
POD-S	Planned Office District – South
U	University/College Zone

SECTION 2. Chapter 250, Zoning, Article XXI, R-7 One-Family Residence Residential Zone, is hereby created as follows:

§250-133, Permitted Uses.

The permitted uses and accessory uses in the R-7 One-Family Residence Residential Zone are as specified for the R-15 Residential Zone in § [250-31](#) and § [250-32](#).

§250-134, Schedule of Area, Yard and Building Requirements for the R-7 Zone.

<u>Item</u>	<u>Required</u>
Minimum Lot Area	7,000 S.F.
Minimum Lot Width	60 ft.
Minimum Lot Depth	115 ft.
Minimum Front Yard Setback	40 Ft.
Minimum Side Yard – Each	10 Ft.

Minimum Side Yard – Combined	20% of lot width
Minimum Rear Yard	30 Ft.
Minimum Street Side Yard – Corner Lot	40 Ft.
Maximum Building Coverage	*see table
Maximum Improved Lot Coverage	60%
Accessory Building Standards	same as R-15 zone

SECTION 3. § 250-9, Schedule of Area, Yard and Building Requirements, is hereby amended and supplemented to include the following table at the end of the chapter.

Maximum building coverage schedule for R-7, R-15 and R-25 zones

Lot Area (Square Feet)	Percent coverage
Less than 7,000	20.0
7,000 to 7,999	19.5
8,000 to 8,999	19.0
9,000 to 9,999	18.5
10,000 to 10,999	18.0
11,000 to 11,999	17.5
12,000 to 12,999	17.0
13,000 to 13,999	16.5
14,000 to 14,999	16.0
15,000 to 17,499	15.0
17,500 to 19,999	14.5
20,000 to 22,499	14.0
22,500 to 24,999	13.5
25,000 to 27,499	13.0
27,500 to 29,999	12.5
30,000 to 32,499	12.0
32,500 to 34,999	11.5
35,000 to 37,499	11.0
37,500 to 39,999	10.5
40,000 to 42,499	10.0
42,500 to 44,999	9.5
45,000 or greater	9.0

SECTION 4. Chapter 250, Zoning, Article I, General Provisions, is hereby amended to include a new Section, Freestanding Air Conditioning Units and Permanent Generators, as follows:

§ 250-14.2 Freestanding Air Conditioning Units and Permanent Generators.

Freestanding air conditioning units and permanent generators shall not be located in the front yard of any property and shall not be located any closer than 5 (five) feet to the side or rear property lines of any property.

SECTION 5. § 250-14, Accessory Buildings, is hereby amended to include a new Subsection, “Sheds less than 100 (one hundred) square feet in area, as follows:

H. Sheds that are less than 100 (one hundred) square feet in area shall not require a building permit for installation and shall not be counted when calculating building coverage. Such sheds shall not be located in any front yard and shall not be located closer than three (3) feet to any rear or side property lines.

SECTION 6. Subsection D of § 250-2.2, Definitions, is hereby amended and supplemented as follows:

The definition of “PERSONAL SERVICE BUSINESS” is hereby deleted and replaced as follows: PERSONAL CARE SERVICES Business primarily engaged in providing services involving the care of a person, such as beauty salons, nail salons, barber shops, tanning salons, nonmedical massage, bodywork and somatic therapy establishments and exercise and health clubs. The definition of “FLAG LOT” is added and included as follows: FLAG LOT A lot not meeting the minimum frontage requirements or not abutting a public street and where access is provided through a narrow private right-of-way or driveway.

The definition of “RETAIL SERVICES” is added and included as follows: RETAIL SERVICES Establishments primarily providing services as opposed to products to the general public, such as but not limited to laundry, cleaning and pressing services, tailors, shoe repair, tutoring, and not including personal care services.

The definition of “COLLEGE OR UNIVERSITY” is added and included as

follows: An education institution authorized by the State to award baccalaureate or higher degrees. The use may include buildings, structures, uses and activities normally associated with institutions of higher learning, such as classroom and laboratory buildings, dormitories, libraries, student centers, faculty residences, auditoriums, gymnasiums and athletic facilities.

SECTION 7. Subsection D of § 250-47, Permitted Uses, is hereby amended and supplemented as follows:

D. Retail sales, retail services and personal care services.

SECTION 8. Subsection C, Mixed uses, § 250-105, Schedule of Required Spaces, is hereby amended to add the following parking space requirements:

<u>Use</u>	<u>Minimum Number of Required Spaces</u>
Personal Care Services	1 space/100 S.F. of GFA

SECTION 9. Chapter 250, Zoning, Article XXII, U University/College Zone, is hereby created as follows:

§250-135, Permitted Uses.

The permitted uses in a U University/College Zone are as follows:

- A. Colleges and Universities.
- B. Single family dwellings pursuant to standards in the R-44 Zone.
- C. Churches and similar places of worship subject to the provisions of § 250-15.
- D. Public schools, municipal buildings, parks, playgrounds, or other municipal facilities as deemed necessary and appropriate by the Borough Council.

§250-136, Permitted Accessory Uses.

The permitted accessory uses in a U University/College Zone are as follows:

- A. Off street parking lots.
- B. Those uses which are naturally and normally incidental and subordinate to the principal use of the property.

§250-136, Development Standards.

<u>Item</u>	<u>Required</u>
Minimum Lot Area	50 acres
Minimum Setback From Property Lines	75 feet
Maximum Building Height	4 stories and 60 feet
Maximum Building Coverage	35%
Maximum Improved Lot Coverage	60%

SECTION 10. § 250-27, Prohibited uses generally, is hereby amended to include a new Subsection, among the prohibited uses as follows:

S. Flag Lots

SECTION 11. § 250-4, Zoning Map, is hereby amended and supplemented as follows:

The Zoning Map of the Borough of Florham Park is hereby amended such that new Zone R-7 is added to the Zoning Map. The properties located in the new R-7 zone bear the following block and lot numbers:

- Block 4001, Lots 42 through 112
- Block 4003, Lots 1 through 39
- Block 4004, Lots 1 through 47

The Zoning Map of the Borough of Florham Park is hereby amended such that those zones previously designated as R-25D are hereby rezoned to R-15. The properties zone to be designated R-15 bear the following block and lot numbers:

- Block 3701, Lots 12 through 43
- Block 3702, Lots 1 through 28
- Block 3703, Lots 9 through 26
- Block 3404, Lots 7 through 14
- Block 3405, Lots 1 through 11
- Block 1801, Lots 1 through 26
- Block 1802, Lots 2 through 30
- Block 1802, Lots 35 through 37
- Block 1904, Lots 1 and 2

Block 1905, Lots 5 through 7
Block 1906, Lots 19 through 26

The Zoning Map of the Borough of Florham Park is hereby amended such that those portions of Fairleigh Dickinson University and the College of Saint Elizabeth are rezoned to the University/College Zone. The properties located in the new University/College zone bear the following block and lot numbers:

Block 1301, Lot 1

Block 1301, Lot 3

Block 1301, Portion of Lot 2 (Approximately 80 acres), excluding the approximately 22 acre portion located in the southeasterly corner of the same parcel lying along Park Avenue previously designated as an MF-5 zone under Ordinance #17-19.

SECTION 12. Severability. The provisions of this ordinance are hereby declared to be severable. Should any section, paragraph, subparagraph, provision, sentence, or part hereof be declared invalid or unconstitutional, said finding shall not affect any other section, paragraph, subparagraph, provision, sentence, or part thereof.

SECTION 13. Repealer. All ordinances or parts of ordinances of the Borough of Florham Park which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 14. Prior actions. All actions of the Borough of Florham Park taken prior to the date of adoption hereof contemplated by this Ordinance are hereby ratified and approved.

SECTION 15. Effective Date. This Ordinance shall take effect immediately upon final passage and publication according to law.

I HEREBY CERTIFY this to be a true and correct Ordinance of the Mayor and Borough Council of the Borough of Florham Park introduced on January 18, 2018 and will be further considered for adoption after Public Hearing held on February 15, 2018 at 7:00 p.m. in the Municipal Building located at 111 Ridgedale Avenue.

INTRODUCED: January 18, 2018

ADOPTED: February 15, 2018

Mark Taylor, Mayor

ATTEST:

Sheila A. Williams, R.M.C., Municipal Clerk

Certified to be a true and correct adopted on February 15, 2018 by the Governing
Body of Florham Park

Sheila A. Williams, R.M.C.