



- (c) Other uses customarily associated with the above uses, provided that such accessory uses are subordinate to the principal use, do not change the character of the principal use and serve only the principal use.
 - (3) Conditional uses shall be as follows:
 - (a) Radio and communications towers.
 - (4) Conditional use standards shall be as follows:
 - (a) For communications towers for radio, pager and cellular phone transmission, the minimum lot area of the district shall apply. The maximum height of a tower, excluding antenna(s), shall be 150 feet. A minimum distance equal to twice the height of the tower shall be maintained between the base of the tower and a residential district or residential use. All equipment buildings/structures must be screened with year-round landscaping, berms, fencing or suitable materials subject to the approving authority.
 - (5) Bulk regulations shall be as follows:
 - (a) Site disturbance shall be adjusted in accordance with the critical area provisions in § 400-40 of this chapter.
 - (b) See attached Schedule of Limitations.²¹
- F. G-I: General Industrial District.** The purpose of this district is to provide areas where a wide range of industrial uses is permitted. This district is located where the potential for industrial growth is good due to convenient transportation routes, utility services and population proximity.
- (1) Permitted principal uses shall be as follows:

²¹ Editor's Note: The Schedule of Limitations is included at the end of this chapter.

- (a) Offices and office buildings.
 - (b) Research laboratories or other experimental testing or research establishments, such as product development, but not to include the processing of raw materials, except as incidental to the basic research purpose.
 - (c) Assembly of products. **[Amended 3-23-1999 by Ord. No. 7-99]**
 - (d) Utilities, but not including commercial radio and communications towers.
 - (e) Lumberyards.
 - (f) Airports.
 - (g) Motels and hotels.
 - (h) Warehousing, shipping and receiving.
 - (i) Outside storage areas, provided that their location conforms to the setbacks for principal buildings and that they comply with the buffering section of this chapter, § 400-37.
 - (j) The manufacturing, finishing and assembly of products.
 - (k) Public uses.
- (2) Permitted accessory uses shall be as follows:
- (a) Parking areas, loading areas, trash and garbage collection areas.
 - (b) Other uses customarily associated with the above uses, provided that such accessory uses are subordinate to the principal use, do not change the character of the principal use and serve only the principal use.
- (3) Conditional uses shall be as follows:
- (a) Radio and communications towers.

- (4) Conditional use standards shall be as follows:
- (a) For communications towers for radio, pager and cellular phone transmission, the minimum lot area of the district shall apply. The maximum height of a tower, excluding antenna(s), shall be 150 feet. A minimum distance equal to twice the height of the tower shall be maintained between the base of the tower and a residential district or residential use. All equipment buildings/structures must be screened with year-round landscaping berms, fencing or suitable materials subject to the approving authority.
- (5) Bulk regulations shall be as follows:
- (a) Site disturbance shall be adjusted in accordance with the critical area provisions in § 400-40 of this chapter.
 - (b) For developments of 25 acres or more, the average lot size may be less than five acres. No lot shall be less than 100,000 square feet, and those lots less than five acres in size shall be developed so that the average lot size per tract shall not be less than five acres. No lot less than five acres shall be approved unless the application includes one or more lots greater than five acres to maintain the required average lot size. No lot less than five acres shall have less than 200 feet of street frontage on a street improved to township specifications, and each lot shall be served by water, sewerage and drainage improvements, all improved to township specifications. No lots of less than 250 feet frontage shall be permitted on a collector or major arterial road as shown on the Master Plan.
 - (c) Additional area, yard and bulk regulations shall be as follows:

	Categories		
	I	II	III
Minimum lot area	5 to 49 acres	50 to 99 acres	100 acres and above
Maximum height	45 feet	60 feet	75 feet
Minimum lot width	250 feet	500 feet	1,000 feet
Minimum lot depth	250 feet	1,000 feet	2,000 feet
Principal building/ structure setbacks*			
Front yard	100 feet	140 feet	180 feet
Side and rear yard	50 feet	75 feet	100 feet
Accessory building/ structure setbacks**			
Front yard	125 feet	150 feet	200 feet
Side and rear yard	25 feet	50 feet	175 feet
From principal building/structure	25 feet	50 feet	80 feet
Building coverage	N/A	N/A	N/A
Lot coverage***	60%	60%	60%
Floor area ratio	0.4	0.4	0.4

NOTES:

* Any building or structure not exceeding the height restriction in Category I shall meet the setback standards of that category.

** Any building or structure not exceeding the height restrictions of Categories I and II shall meet the setback standards of those respective categories.

*** Any building or structure or structures on a single lot having variable heights shall be required to meet the minimum lot line setbacks applicable to that height, in accordance with Categories I, II and III.

SCHEDULE OF LIMITATIONS, NONRESIDENTIAL DISTRICTS
Township of Mount Olive, Morris County, NJ

Revised - Ordinance #5-98

Revised - Ordinance #7-99

Revised - Ordinance #40-2000

Minimum Dimensions in Feet

Maximum Requirements

Principal Structure/Building Setbacks

Accessory Structure/
Building Setbacks

Zoning District	Sq. Ft. Min. Lot Area	Lot Width	Lot Depth	Front Yard*	Side Yard	Rear Yard	Front Lot Line	Other Lot Line	Principal Building	% Bldg. Coverage	% Lot Coverage	Bldg./Struc. Height in Feet	Floor Area Ratio
C-1 Commercial	1 acre	200	150	75	25	20	100	15	10	30%	60%	30	0.4
C-2 Commercial	2 acres	200	250	90	60	50	100	20	20	20%	60%	30	0.3
PB Professional Business	1 acre	200	100	40	25	30	****	****	****	15%	40%	25	0.15
CLI Commercial/Light Industrial	5 acres	250	250	100	50	50	Same as principal building			NA	60%	45	0.4
CR-3 Commercial/Residential	15,000	60	NA	40	20	40	60	**	15	20%	30%	30	NA
C-R3 Commercial/Residential (no sewers)	1 acre	200	150	75	25	20	100	15	10	30%	55%	30	NA
O-R Office Research	3 acres	250	250	100	50	50	125	25	25	NA	60%	45	0.3
L-1 Light Industrial	3 acres	250	250	100	50	50	125	25	25	NA	55%	30	0.3
G-1 General Industrial	5 acres	250	250	100	50	50	125	25	25	NA	55%	***	0.4
FTZ Foreign Trade Zone							See standards set forth in ordinance.						
FTZ-1 Industrial or office	5 acres	250	250	25	25	25	Same as principal structure.			NA	60%	45	NA
Other permitted uses	1 acre	100	150	25	25	25	Same as principal structure.			NA	60%	45	NA
FTZ-2	NA	NA	NA	NA	NA	NA	Same as principal structure.			NA	70%	60	NA
FTZ-3 Industrial or office	5 acres	250	250	25	25	25	Same as principal structure.			NA	60%	85	0.3
Other permitted uses	1 acre	100	150	25	25	25	Same as principal structure.			NA	60%	85	0.3
FTZ-4 Offices or hotels	3 acres	250	250	25	NA	NA	Same as principal structure.			NA	70%	185	0.4
Other permitted uses	1 acre	100	150	25	NA	NA	Same as principal structure.			NA	70%	185	0.4
M Mining							See standards set forth in ordinance.						

NA = Not applicable.

* All paved areas, with the exception of driveways providing access to public streets, shall be set back a minimum of fifteen (15) feet from all street frontages.

** The minimum setback from the lot line shall equal one and five-tenths (1.5) times the height of the accessory structure.

*** G-1 Standards:

	I	II	III
Min. Lot Area	5 to 49 ac.	50 to 99 ac.	100 acres & above
Max. height	45 feet	60 feet	75 feet
Min. lot width	250 feet	500 feet	1,000 feet
Min. lot depth	250 feet	1,000 feet	2,000 feet

**** No accessory use, building or structure shall be located in a front, side or rear yard setback.

Revised 5/24/01