

Town of Morristown

Land Development Ordinance Updates



**TOPO
LOGY**

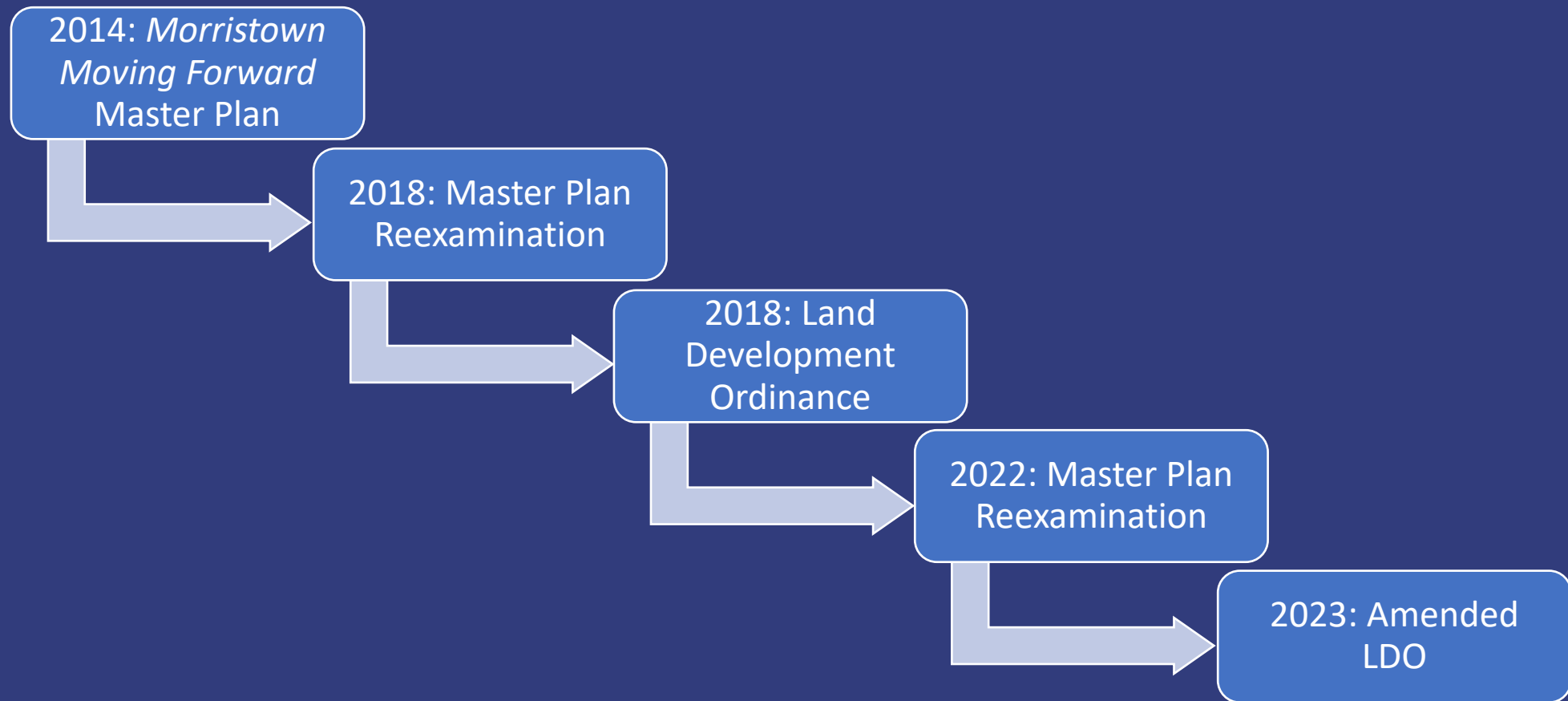
Presented to the Morristown Town Council
Presented by Philip Abramson, AICP/PP – Town Planner, Topology
April 25, 2023

Agenda

1. Background
2. Map Amendments
3. Additional Amendments
4. Timeline & Next Steps

Background

Master Planning / Zoning

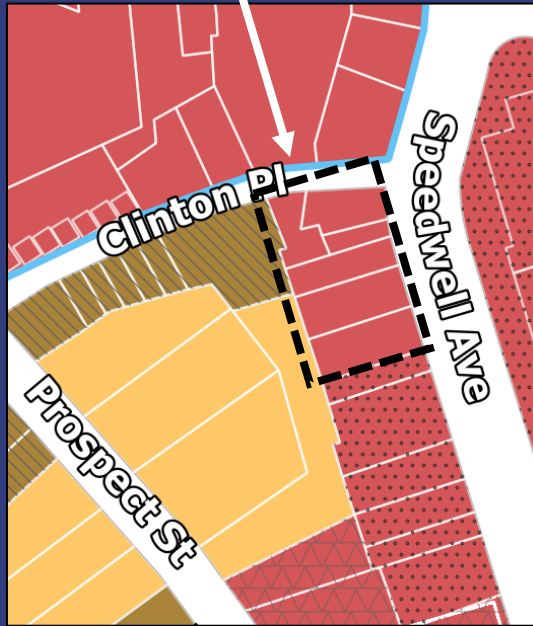


Proposed Map Amendments – Town Center District

Town Center Zoning District

Headquarters Plaza Overlay

Reduced from 6 stories to 4 stories



Town Center Zoning District

New "Transitional Overlay"

1. **Speedwell Avenue** – north of Flagler St. / Speedwell Redevelopment Area
2. **Washington Street** – west of Atno Ave. / Phoenix Ave.
3. **Market & Bank / Mt. Kemble Avenue** – south of Ann St. / Maple Ave.
4. **Blachley Place** – between Morris & Elm Streets.
5. **South Street** – east of Dehart St.



Additional Proposed Amendments*

* Note: full list of amendments available on Town website.

Additional Amendments include:

Uses

1. Define Outdoor Dining & identify districts where it's permitted
2. Gaming = permitted in TC District w/ changed conditions (formerly conditional).
3. Valet Parking = conditional use in the TC District.

Building Types

1. Prohibit “Stacked” Townhomes.
2. Permit Detached Single-Family Home in MF-3 "N" Overlay.
3. Permit Courtyard Building Type in MX-1 and MX-2 Districts.

Additional Amendments

District Standards

1. MX-1 District – created incentive for historic preservation (70% coverage)
2. TC District - cap height in HQ-Plaza overlay & establish minimum height in district
3. Public Purpose Districts – establish missing standards

Miscellaneous Code Standards

1. Minor / Technical edits to bulk standards.
2. Incorporated State model electric vehicle parking ordinance.
3. Variety of administrative modifications

Timeline & Next Steps

Timeline & Next Steps

For More Information:

- Town Website (tomorrow)
- Email Questions: morristown@topology.is

Timeline:

1. Introduction: April 25 (today)
2. Planning Board Master Plan Consistency Review: April 27
3. Second Reading and Adoption: May 9

Note: amended LDO would take effect 20 days from adoption (i.e. May 29, 2023).

Thank you!