

**TOWNSHIP OF PARSIPPANY-TROY HILLS  
MORRIS COUNTY, NEW JERSEY  
ORDINANCE NO. 2024:14**

**AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP  
OF PARSIPPANY-TROY HILLS, COUNTY OF MORRIS, STATE OF  
NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 430,  
TITLED “ZONING”, TO AMEND SECTION 430-153 TITLED  
“ACCESSORY USES” TO UPDATE SAME**

**WHEREAS**, the State of New Jersey, by enacting the Municipal Land Use Law (N.J.S.A. 40:55d-1 et seq. ~ “MLUL”), permits municipalities to adopt and subsequently amend a zoning ordinance governing the nature and extent of the uses of land, buildings and structures within a municipality (N.J.S.A. 40:55d-62); and

**WHEREAS**, section 62 of the MLUL requires that a zoning ordinance be drawn “with reasonable consideration to the character of each district and its peculiar suitability for particular uses and to encourage the most appropriate use of land”; and

**WHEREAS**, the Township of Parsippany-Troy Hills (“Township”) first adopted a comprehensive zone plan in or about 1977; and

**WHEREAS**, Chapter 430, which has been amended from time to time, is the current zone plan for the Township; and

**WHEREAS**, the Township has a high office vacancy rate; and

**WHEREAS**, the 2020 Master Plan identifies the POD zone as Corporate Office/Manufacturing on the Future Land Use Map; and

**WHEREAS**, the Township Council believes that the addition of certain accessory uses in Section 430-153 titled “Accessory Uses”, will attract a broader base of tenants; and

**NOW, THEREFORE, BE IT ORDAINED** by the Township Council of the Township of Parsippany-Troy Hills, County of Morris, State of New Jersey, that Chapter 430 titled “Zoning” of the Township Code be and is hereby amended to add the following sections to Section 430-153 titled “Accessory Uses”:

**SECTION 1.**

Additions to this Chapter shall be designated by underlined text. Deletions shall be designated by ~~strikethrough text~~.

**§ 430-153 Accessory uses.**

Accessory uses shall be uses customary and incidental and supportive of principal uses within the

Planned Office District, including but not limited to the following, and subject to the further limitation that all accessory uses shall occupy no more than 10% of the floor area of the principal building in which located, and further provided that no one accessory use shall occupy more than 20,000 square feet of floor space:

A. Banks.

B. Restaurants.

C. Indoor health club facilities.

D. Child-care center, subject to the requirements of § 430-143 and located in a separate, freestanding building or otherwise. [Added 12-12-1989 by Ord. No. 89:72]

E. Except that, light assembly and manufacturing of products from standardized parts shall be permitted to occupy up to 40% of the gross floor area of a building and shall operate in a manner that will not emit odor, noise, smoke, dust, particulate matter, radiation, gas, vibration, glare or heat beyond the boundaries of the building.

**SECTION 3:**

Repealer. Any ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed as to their inconsistencies only.

**SECTION 4:**

Effective Date. This Ordinance shall take effect upon final passage and publication as provided by law.

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