

ZONING

190 Attachment 2

**Table 1, Uses Permitted in Residential Zones
Township of Andover, Sussex County, New Jersey
[Amended 5-11-2009 by Ord. No. 2009-15; 7-13-2009 by Ord. No. 2009-26]**

Uses	R-5	R-1	R-2	R-2.5	R-3	SR	MFR	PRC ³	ML ⁴
Principal Permitted Uses									
Agriculture, farm or horticulture uses (§ 190-42)	P	P	P	P	P	P	P	P	P
Community shelters for victims of domestic violence	P	P	P	P	P	P	P	P	P
Community shelters for the developmentally disabled	P	P	P	P	P	P	P	P	P
Family day-care centers	P	P	P	P	P	P	P	P	
Garden apartments (§ 190-41)							P		P
Golf courses (§ 190-43)	P	P	P	P	P			P	
Lot averaged development option (§ 190-35)			P	P	P				
Nursing homes (§ 190-37)						P			
Public parks, playgrounds, conservation areas and municipal facilities	P	P	P	P	P	P	P	P	P
Single-family detached dwellings	P	P	P	P	P	P ¹	P		P
Accessory Uses									
Fences (Art. XII)	A	A	A	A	A	A	A	A	A
Home occupations (§ 190-45)	A	A	A	A	A		A	A	A
Off-street parking garages								A	A
Private garages and carports	A	A	A	A	A	A	A	A	A
Private housing of equine animals (§ 190-36)		A	A	A	A				A
Private recreational facilities for project residents						A	A	A	A
Private residential swimming pools	A	A	A	A	A				
Professional home offices ²	A	A	A	A	A		A	A	A
Roadside stands	A	A	A	A	A				
Signs (Art. XI)	A	A	A	A	A	A	A	A	A
Uses customarily incidental to principal use	A	A	A	A	A	A	A	A	A
Conditional Uses									
Animal hospitals and kennels (§ 190-49)	C	C	C	C	C				
Country clubs, swim clubs and outdoor recreational facilities (§ 190-50)	C	C	C	C	C				
Essential services (§ 190-46)	C	C	C	C	C	C	C	C	C
Places of worship and religious institutions (§ 190-48)	C	C	C	C	C	C	C	C	C
Riding academies and stables (§ 190-53)	C	C	C	C	C				
Public and private schools (§ 190-47)	C	C	C	C	C			C	C

KEY:

- P - Principal permitted use
- A - Accessory use
- C - Conditional use

NOTES:

- ¹ As regulated in the R-2 Zone District.
- ² Permitted as long as not more than 25% of the gross floor area is so utilized, appropriate parking is provided, and there is not more than one employee.
- ³ As regulated in § 190-40.
- ⁴ As regulated in § 190-38.

ZONING

190 Attachment 3

**Table 2, Uses Permitted in Nonresidential Zones
Township of Andover, Sussex County, New Jersey
[Amended 5-28-2003 by Ord. No. 2003-9; 4-26-2010 by Ord. No. 2010-05;
4-25-2011 by Ord. No. 2011-01]**

Uses	CB	HC	I	PCD ¹	GI	C/I
Principal Permitted Uses						
Administrative and corporate offices		P				P
Agriculture, farm and horticulture (§ 190-42)	P	P	P		P	P
Banks and fiduciary institutions	P	P		P		
Business offices	P	P		P		
Business services						P
Construction business office and construction equipment and material storage			P		P	P
Fast-food establishments				P		
Medical offices	P	P				
Child-care centers	P	P				P
Public and private schools (§ 190-47)	P	P				
Greenhouses and nurseries	P	P	P		P	P
Golf courses (§ 190-43)	P	P				
Health clubs						P
Hotels and motels		P		P		
Flex space buildings		P				P
Light manufacturing, fabricating and assembly plants			P		P	P
Shopping centers (§ 190-44)		P				
Places of worship and religious institutions (§ 190-48)	P	P				
Printing and publishing establishments			P		P	P
Professional offices	P	P		P		
Research laboratories		P				
Restaurants and banquet facilities, excluding drive-through facilities	P	P		P		
Retail sales	P	P		P		
Service activities	P	P		P		
Single-family detached housing in accordance with the R-1 requirements	P	P				
Sports facilities						P
Studios for the instruction of the arts, dancing, music, language or photography						P
Theaters and bowling alleys and skating rinks				P		
Wholesale establishments, warehouses and storehouses, except those set forth in § 190-54 which are conditional uses		P	P		P	P
Accessory Uses						
Cafeteria and similar services for use by employees			A		A	A
Drive-up windows for bank or financial institutions	A	A		A		
Fences (Art. XII) and walls	A	A	A	A	A	A
Off-street parking	A	A	A	A	A	A
Party areas limited to no more than 50 participants						A
Private garages	A	A	A	A	A	A

ANDOVER CODE

Uses	CB	HC	I	PCD1	GI	CI
Retail sales limited to 25% of gross floor area or 1,000 square feet, whichever is the lesser of the two						A
Showers and locker rooms						A
Signs (Art. XI)	A	A	A	A	A	A
Uses customarily incidental to principal use	A	A	A	A	A	A
Storage silos, bins and/or hoppers for containment of raw materials for concrete and asphalt product and production facilities subject to the standards set forth in § 190-55.2					A	
Administrative offices located either within the principal building or as a separate building for concrete and asphalt product and production facilities subject to the standards set forth in § 190-55.2					A	
Conditional Uses						
Automobile repair services (§ 190-55)	C	C				
Animal hospitals and kennels (§ 190-49)		C				
Sales of autos, trucks, farm machinery, construction equipment and recreation vehicles (§ 190-51)		C				
Essential services (§ 190-46)	C	C	C	C	C	C
Warehousing, storing and wholesaling of certain materials (§ 190-54)			C		C	C
Gasoline service stations (§ 190-52)	C	C			C	
Concrete and asphalt product and production facilities subject to the standards set forth in § 190-55.2						

KEY:

- P - Principal permitted use
- A - Accessory use
- C - Conditional use

NOTES:

¹ As regulated in § 190-39.

ZONING

190 Attachment 5

Table 4, Uses Permitted in Nonresidential Airport Zones
Township of Andover, Sussex County, New Jersey
[Amended 5-28-2003 by Ord. No. 2003-9; 6-22-2009 by Ord. No. 2009-28;
4-25-2011 by Ord. No. 2011-01]

Uses ¹	B/A	BPO/ R/A	CR/A-1	CR/A-2	I/A-1	I/A-2
Principal Permitted Uses						
Administrative and corporate offices	P	P			P	P
Agriculture, farm or horticulture uses (§ 190-42)			P	P	P	P ²
Airports	P ²	P ²	P	P ²		
Banks and fiduciary institutions	P	P				
Business offices	P	P				P
Business services						P
Child care centers pursuant to N.J.S.A. 40:55D-66.6						P
Commercial recreation			P	P		
Community residences for the developmentally disabled						
Community shelters for victims of domestic violence						
Construction business office and construction equipment and material storage					P	P
Flex space buildings						P
Greenhouses and nurseries					P	P
Health clubs						P
Light manufacturing, fabricating and assembly plants					P	P
Manufacturing of billiard tables	P					
Places of worship and religious institutions (§ 190-48)			P	P		
Printing and publishing establishments	P	P			P	P
Professional offices	P					
Restaurants and banquet facilities, excluding drive-through facilities	P	P				
Retail sales	P	P ⁴				
Service activities	P	P ⁴				
Single-family residential dwellings on minimum three-acre lots ³		P	P	P		
Single-family residential dwellings in existence on March 20, 1985 ³		P	P	P		
Sports facilities						P
Studios for the instruction of the arts, dancing, music, language or photography						P
Wholesale establishments, warehouses and storehouses					P	P
Accessory Uses						
Cafeteria and similar services for use by employees					A	A
Fences (Art. XII)	A	A	A	A	A	A
Off-street parking						A

ANDOVER CODE

Uses ¹	B/A	BPO/ R/A	CR/A-1	CR/A-2	I/A-1	I/A-2
Party areas limited to no more than 50 participants						A
Private garages	A	A			A	A
Private housing of equine animals			A	A		
Retail sales limited to 25% of gross floor area or 1,000 square feet, whichever is the lesser of the two						A
Showers and locker rooms						A
Signs (Art. XI)	A	A	A	A	A	A
Uses customarily incidental to principal use	A	A	A	A	A	A
Conditional Uses						
Automotive repair services (§ 190-55)	C				C	C
Animal hospitals and kennels (§ 190-49)	C					
Essential services (§ 190-46)	C	C	C	C	C	C
Gasoline service stations (§ 190-52)	C					
Places of worship and religious institutions (§ 190-48)		C				
Public and private schools (§ 190-47)	C					
Sales of automobiles, trucks, farm machinery, construction equipment and recreational vehicles (§ 190-51)	C					
Warehousing, storing and wholesaling of certain materials (§ 190-54)	C				C	C

KEY:

- P - Principal permitted use
- A - Accessory use
- C - Conditional use

NOTES:

- ¹ These uses are subject to the requirements of § 190-34; in addition, no structure is permitted within the clear zone.
- ² An airport is permitted in this zone district as defined as follows: The existing airport is permitted. However, the following structures, planes, and activities are not permitted: jet aircraft; more than two-engine aircraft; IFR operations and other than site procedures; other than dawn to dusk flying; charter service; aerial sight-seeing tours; flying exhibitions; flight student training; a flight school; flying club facilities; additional facilities for shelter, supply and repair of aircraft; and an additional control tower.
- ³ And not located within a clear zone.
- ⁴ Applies only to those lots that have direct access to US Highway 206.

ZONING

190 Attachment 6

Table 5, Schedule of General Zoning Regulations for Andover Township (§ 190-34)
[Amended 9-14-2005 by Ord. No. 2005-19; 4-26-2010 by Ord. No. 2010-05; 11-29-2010 by Ord. No. 2010-10;
4-25-2011 by Ord. No. 2011-01]

Zone District	Area (square feet)	Principal Building			Accessory Building		Gross Density (units per acre)	Maximum Structure Lot Coverage (percent)	Maximum Impervious Surface Coverage (percent)	Minimum Floor Area (feet)	Maximum Height		
		Front (feet)	Rear (feet)	Each Side (feet)	Rear (feet)	Side (feet)					(stories)	(feet)	
R-3.0 (Conv.)	130,700	50 - 70 ¹	50	50	20	20	N/A	20%	N/A	2,000	2½	35	
R-3.0 (Avgd.)	65,350	50 - 70 ¹	30	25	20	15	3	20%	N/A	2,000	2½	35	
R-2.5 (Conv.)	109,000	50 - 70 ¹	50	50	20	20	N/A	20%	N/A	2,000	2½	35	
R-2.5 (Avgd.)	54,500	50 - 70 ¹	30	25	20	15	2.5	20%	N/A	2,000	2½	35	
R-2.0 (Conv.)	87,000	50 - 70 ¹	40	30	20	20	N/A	15%	N/A	1,500	2½	35	
R-2.0 (Avgd.)	43,560	50 - 70 ¹	30	25	20	15	2	20%	N/A	1,500	2½	35	
R-1.0	43,560	50 - 70 ¹	30	25	20	15	N/A	20%	N/A	1,250	2½	35	
R-0.5	20,000	40	20	15	10	8	N/A	20%	N/A	1,000	2½	35	
MFR	5 acres	As indicated in § 190-41											
SR ²	5 acres ³	As indicated in § 190-37											
ML	20 acres	As indicated in § 190-38											
Nonresidential Districts													
CB	20,000	100	40 - 100 ⁴	50	20	20	N/A	20%	60%	N/A	2½	35	
HC	60,000	200	40 - 100 ⁴	50*	20*	20*	N/A	20%	60%	N/A	2½	35	
I	130,000	250	70 - 100 ⁴	50	30	30	N/A	25%	60%	N/A	2½	35	
PCD	25 acres	500	As indicated in § 190-39										
GI	The standards for lot area, lot width, principal and accessory buildings and structures, and impervious coverage and height shall be the same standards applicable to the principal, accessory, and conditional uses in the I Industrial Zone district, except for the conditional use category of "concrete and asphalt product and production facilities" and the accessory uses applicable to same which shall be regulated by the standards set forth in § 190-55.2 of this chapter.												
C/I	The standards for lot area, lot width, principal and accessory buildings and structures, and impervious coverage and height shall be the same standards applicable to the principal, accessory, and conditional uses in the I-Industrial Zone District.												
Airport Hazard Overlay Zones⁵													
R-0.5/A	20,000	120	50 - 70 ¹	20	15	10	8	N/A	20%	N/A	1,000	2½	35
R-1.0/A-1	43,560	200	50 - 70 ¹	30	25	20	5	N/A	20%	N/A	1,250	2½	35
R-1.0/A-2	43,560	200	50 - 70 ¹	30	25	20	15	N/A	20%	N/A	1,250	2½	35

ANDOVER CODE

Zone District	Area (square feet)	Width (feet)	Principal Building			Accessory Building		Gross Density (units per acre)	Maximum Structure Lot Coverage (percent)	Maximum Impervious Surface Coverage (percent)	Minimum Floor Area (feet)	Maximum Height	
			Front (feet)	Rear (feet)	Each Side (feet)	Rear (feet)	Side (feet)					(stories)	(feet)
Airport Hazard Overlay Zones ⁵ (Cont'd)													
R-1.5/A-1	65,000	200	50 - 70 ¹	30	25	20	15	N/A	20%	N/A	1,250	2½	35
R-1.5/A-2	65,000	200	50 - 70 ¹	30	25	20	15	N/A	20%	N/A	1,250	2½	35
B/A	20,000	100	40 - 100 ⁴	50	20	20	20	N/A	20%	N/A	2,500	2½	35
BPO/R/A	60,000	200	40 - 100 ⁴	50*	20*	20*	20*	N/A	15%	N/A	2,500	2½	35
CR/A-1	15 acres	250	100*	50	30	30	30	N/A	25%	N/A	N/A	2½	35
CR/A-2	15 acres	250	100*	50	30	30	30	N/A	25%	N/A	N/A	2½	35
I/A-1	130,000	250	70 - 100 ⁴	50	30	30	30	N/A	25%	N/A	2,500	2½	35
I/A-2	130,000	250	70 - 100 ⁴	50	30	30	30	N/A	25%	N/A	2,500	2½	35

NOTES:

- 1 Front yard or building setback footage is determined by road type according to the Master Plan; arterial: 70 feet; primary connector: 60 feet; local secondary and local minor: 50 feet.
 - 2 Standards are for nursing homes. This zone also permits attached single-family dwellings in accordance with the R-1.0 Zone requirements.
 - 3 3,630 square feet of lot area per bed.
 - 4 Where parking is provided in front yard, one-hundred-foot building setback required. Without front yard parking, seventy-foot building setback is required for industry and forty-foot for business.
 - 5 All uses must also meet the requirements set forth in § 190-30.
- * Parking in more than 50% of the required side and rear yards is prohibited.

ZONING

190 Attachment 1

**Township of Andover
Schedule of Sign Regulations**

Use	Maximum Total Number of Signs	Maximum Area/ Sign Face	Minimum Setback From Any Lot Line (feet)	Maximum Height Above Ground ¹ (feet)
Single-family residential	1 per unit	2 square feet	6	10
Farmer's roadside sign	2	16 square feet	10	15
Multifamily residential Freestanding sign Facade sign	1 per development 1 per building	25 square feet 2 square feet	12	15
Business (single establishment) Freestanding Facade	1 per establishment 1 per establishment	32 square feet 15% of front façade	12	15
Business (2 and 3 establishments) Freestanding Directory sign attached to the freestanding sign Facade sign ²	1 per building 1 per building 1 per building	32 square feet plus 2 square feet per establishment for attached directory sign 15% of front facade or 64 square feet, whichever is lesser	12	15
Business (4 or more establishments) Freestanding Directory sign attached to the freestanding sign Facade sign ²	1 per center 1 per building 1 per building	32 square feet plus 2 square feet per establishment for attached directory sign 15% of front façade of 64 square feet, whichever is lesser	18	25
Commercial recreation Freestanding Directory sign attached to the freestanding sign	1 per center 1 per building	32 square feet plus 2 square feet per establishment for attached directory sign	18	25
Industrial Freestanding Directory sign attached to the freestanding sign Facade ²	1 per industrial building 1 per building 1 per building	32 square feet plus 2 square feet per establishment for attached directory sign 15% of front facade or 64 square feet, whichever is lesser	18	25
Industrial park; research office Freestanding Directory sign attached to the freestanding sign Facade ²	1 per park or office complex 1 per building 1 per building	32 square feet plus 2 square feet per establishment for attached directory sign 15% of front facade or 64 square feet, whichever is lesser	18 12	25

ANDOVER CODE

NOTES:

- ¹ To top of sign, unless otherwise provided for in text of Article XI.
- ² Each lot is permitted one directory sign attached to the freestanding sign or one directory sign attached to the facade, but not both.