

**TOWNSHIP OF MORRIS
MORRIS COUNTY – NEW JERSEY
ORDINANCE NO. 09-26**

AMENDING CHAPTER 95, ZONING, OF THE CODE OF THE TOWNSHIP OF MORRIS BY
ADDING THE S/SNH ZONE, AND ADOPTING ASSOCIATED REGULATIONS

WHEREAS, pursuant to the New Jersey Supreme Court “Mount Laurel” decisions every municipality within the state has the constitutional obligation to provide opportunities for the development of affordable housing; and

WHEREAS, the Township desires to adopt this zoning ordinance in furtherance of its obligations under the Amended Fair Housing Act and the Township’s Housing Element and Fair Share Plan.

IT IS HEREBY ORDAINED by the Township Committee of the Township of Morris, Morris County, State of New Jersey, as follows:

Section 1: Chapter 95, Article II, Section 5, Designation of Zones, is hereby amended to add the following:

S/SNH Supportive and Special Needs Housing Zone

Section 2: Chapter 95, Article II, Section 6, Zoning Map, is hereby modified so as to change the zone designation for Block 8602, Lot 10 from the B-11 Business Zone to S/SNH Supportive and Special Needs Housing Zone to further amend same to read in its entirety as follows:

The location and boundaries of said zones or districts are hereby established on the Zoning Map of the Township of Morris in Morris County, dated February 18, 2026, which is attached hereto and hereby made part of this chapter. Said map and all notations referenced and designations shown therein shall be, as such, part of this chapter as if the same were all fully described and set forth herein.

Section 3: Chapter 95, Article III, Use Regulations, is hereby amended to add the following:

§ 95-20.10 S/SNH Supportive and Special Needs Housing Zone

- A. The following are permitted principal uses:
 - (1) Shared homes that provide permanent housing and supportive services to individuals with special needs who share common living space. In addition to bedrooms and other living areas commonly found in single-family residential homes, residences may include offices, meeting rooms and other spaces necessary for the support of the home’s residents.
- B. The following are permitted accessory uses:
 - (1) Uses that are subordinate and customarily incidental to the permitted principal use.
 - (2) Off-street parking.
 - (3) Recreational, social and communal facilities for the exclusive use of residents, employees, and guests.

- (4) Active and passive outdoor recreation facilities for the exclusive use of residents, employees, and guests.
 - (5) Roof or building-mounted solar energy systems as provided in § 95-34.4.
 - (6) Building-integrated solar energy systems as provided in § 95-34.4.
 - (7) Geothermal energy systems as provided in § 95-34.4.
 - (8) Maintenance facilities.
 - (9) Generators, HVAC equipment, and ancillary enclosures.
 - (10) Stormwater management facilities and other utility infrastructure.
 - (11) Signs.
 - (12) Fences and walls.
 - (13) Mailboxes.
- C. The following are permitted conditional uses:
- (1) None.
- D. Development and design requirements:
- (1) The maximum number of bedrooms: 5.
 - (2) The maximum building height: 35 feet.
 - (3) The minimum front yard setback: 50 feet.
 - (4) The minimum rear yard setback: 25 feet.
 - (5) The minimum side yard setback: 20 feet.
 - (6) The minimum side yard setback for both yards: 50 feet.
 - (7) Walkways and accessibility ramps may encroach into any required yard setbacks.
 - (8) The maximum building coverage shall be 20%.
 - (9) The maximum improved lot coverage shall be 45%.
 - (10) Parking shall be provided in accordance with the Residential Site Improvement Standards (RSIS) for single-family detached homes.
 - (11) Any development pursuant to this ordinance shall comply with all requirements of the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., as may be amended and supplemented.
 - (12) Signage permitted in accordance with § 95-39 Signs in residential zones.

Section 4: If any section or provision of this Ordinance shall be held invalid in any Court of

competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

Section 5: All Ordinances or part of Ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 6: This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

The foregoing is a true copy of an ordinance introduced and adopted on first reading by the governing body of the Township of Morris on February 18, 2026.

ATTEST:

TOWNSHIP OF MORRIS

Suzanne Walsh, Township Clerk

Donna J. Guariglia, Mayor

INTRODUCTION: 2/18/2026
MASTER PLAN CONSITENCY:
ADOPTION: