

SECTION 300

ZONING DISTRICTS & ZONING MAP

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301 ZONING DISTRICTS

For the purpose of this Ordinance, the Town of Hackettstown is hereby divided into eleven (11) districts as follows:

C	-	Conservation	
R-30	-	Single-Family Residential	(30,000 s.f.)
R-15	-	Single-Family Residential	(15,000 s.f.)
R-12.5	-	Single-Family Residential	(12,500 s.f.)
R-12.5/OFF	-	Single-Family/Offices	(12,500 s.f.)
APT	-	Apartments (10du/ac)	
TCC	-	Town Center Commercial	
CC	-	Community Commercial	
HC	-	Highway Commercial	
LM	-	Limited Manufacturing	
HF	-	Health Facilities	

302 OPTIONAL DEVELOPMENT ALTERNATIVES

In addition to the permitted uses within each of the designated zoning districts, two (2) types of planned development are permitted in accordance with the requirements of this Ordinance on certain lands as follows:

<u>Name</u>	<u>Where Permitted</u>
Residential Clusters	Where indicated on the Zoning Map
Planned Residential Developments	Where indicated on the Zoning Map

303 ZONING MAP

The boundaries of the zoning districts and the areas designated for the optional development alternatives are established on the maps entitled "Zoning Map of the Town of Hackettstown", dated March 1989, which accompanies and is hereby made part of this Ordinance. Said map is amended by 98-ORD7, 99-ORD2, 99-ORD10, 2000-ORD5, 2001-ORD23, 2002-ORD21, 2003-ORD13, 2003-ORD21, ORD 2004-11, and ORD2004-13 as follows:

- (a) Block 41, Lot 25 and Block 41.02 Lot 28 currently in the HC Zone District shall be removed from said district and placed in the LM District.
- (b) Block 38, Lots 4 and 5 Block 41.02, Lots 29, 29.01 and 32; Block 73, Lots 1, 2, 3, 4, 5, 6, 7, 8 and 10; and Block 1, Lot 1(part) currently in the HC Zone District, shall be removed from said district and placed in the CC Zone District.
- (c) Block 34, Lots 4, 5, and 7.01; Block 38, Lots 2, 3, and 3.01 and Block 41.02 Lot 30 currently in the TCC Zone District shall be removed from said district and placed in the CC Zone District.
- (d) Block 34, Lot 3 currently in the R-12.5 Zone District shall be removed from said District and placed in the CC District.

- (e) Block 116, Lots 4, 5, and 6 in the R-30 Zone District shall be removed from said District and placed in the HF Zone District.
- (f) The optional Planned Development Alternative entitled "Single-family Residential Cluster", which was permitted on Lot 19, Block 41, was eliminated.
- (g) Block 108, Lots 2, 3, 4, 5, and 6 are hereby removed from the R-12.5 Zone District and placed in the R-30 Zone District.
- (h) Block 124, Lots 10, 11, and 12 are hereby removed from the APT Zone District and placed in the R12.5 Zone District.
- (i) Block 120, Lots 4, 5, 6, 7, 8, 8.01, 9, 10, and 11 and Block 123, Lots 2, 3, 4, 5, 6, 6.01, 6.02, 6.05, 7, 8, 8.02, 8.05 and 14 are hereby removed from the R12.5 / Office Zone District. These properties were rezoned and placed in the R12.5 Zone District.
- (j) Block 119, Lot 82.01 is hereby removed from the R-30 District and placed in the C District.
- (k) Block 71, Lots 1, 12.02, 13, 20, and 21 and Block 68, Lots 12, 13, 14, 14.01, 14.02, and 15 are hereby removed from the CC District and placed in the TCC District.

304 INTERPRETATION OF BOUNDARIES

- A. Zoning district boundary lines are intended to follow street centerlines, railroad rights-of-way, streams and lot or property lines as they exist on lots of record at the time of enactment of this Ordinance unless otherwise indicated by dimensions on the Zoning Map.
- B. Any dimensions shown on the Zoning Map are in feet and are measured horizontally and, when measured from a street, are measured from the street right-of-way line even if the centerline of that street is used for the location of the zoning district line.
- C. The exact location of any disputed zoning district boundary line shall be determined by the Zoning Board of Adjustment.
- D. The zoning standards, controls and designations apply to every structure, lot and use within each district and the district lines extend vertically in both directions from ground level.

305 PRINCIPAL BUILDINGS PER LOT

Unless otherwise specifically permitted within this Ordinance, no more than one (1) principal dwelling or building shall be permitted on one (1) lot.