

13 Attachment 3  
**Borough of Morris Plains**

**Section 13-5.1C**  
**Schedule C**  
**Permitted Uses**

X = Permitted

PRINCIPAL USES	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	AF-1	AF-2	B-1	B-2	B-3	B-4	B-5	OB	C-1 <sup>(1)</sup>	L-1 <sup>(1)</sup>	L-2 <sup>(1)</sup>	I <sup>(1)</sup>	TRPUD			
One-Family Dwellings	X	X	X	X				Subject to the Provisions Set Forth in §13-5.12														Subject to the Provisions Set Forth in §13-5.11		
Townhouses §13-5.6				X																				
Apartments and Townhouses §13-5.6.1					X																			
Multi-Family Interlocking Townhouses						X																		
Apartment/Multi-Family Residential							X																	
Affordable Apartment Residential										X	X													
Apartments on floors above the first floor												X <sup>(2)(11)</sup>			X <sup>(2)</sup>	X <sup>(2)(11)</sup>								
Adult Care Center													X	X			X	X					X	
Art Gallery												X	X	X	X			X						
Art Studio												X	X	X	X			X						
Assisted Living Residence													X							X	X			
Automobile Repair													X				X <sup>(15)</sup>	X						
Automobile Sales													X				X <sup>(15)</sup>	X						
Automobile Parts Sales													X					X						
Bar, Tavern												X	X	X				X						
Car Wash													X	X			X	X						
Child-Care Centers §13-5.2(B)(4)											X	X	X	X	X	X	X	X	X	X	X			
Cidery, Meadery											X	X	X			X	X							
Continuing Care Residential Community ("CCRC")												X							X					

PRINCIPAL USES	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	AF-1	AF-2	B-1	B-2	B-3	B-4	B-5	OB	C-1 <sup>(1)</sup>	L-1 <sup>(1)</sup>	L-2 <sup>(1)</sup>	I <sup>(1)</sup>	TRPUD	
Contractor Services								Subject to the Provisions Set Forth in §13-5.12			X					X	X					
Convenience Store											X		X			X	X	X				
Craft Distillery											X	X	X				X	X				
Executive Conference and Training Centers												X					X	X	X	X	X	
Finance, Insurance, and Real Estate Offices												X <sup>(12)</sup>	X	X	X		X	X				
Funeral Homes															X							
Health-Care Services													X	X			X	X	X			X
Health or Fitness Center												X	X	X				X	X			X
Hotels													X				X					
Independent Living													X							X		
Indoor Commercial Recreation Facility												X	X	X			X	X	X			X
Institutional Uses												X	X	X	X		X	X	X	X	X	X
Instructional Schools and Studios												X	X	X	X			X				X
Light Industry																			X			X
Limited Manufacturing, fabrication, processing, assembly and packaging																			X			X
Microbrewery												X	X	X			X	X				
Moving and Storage Operation																			X			X
Non-profit Clubs, Lodges, Fraternal, Civic & Charitable Organizations												X <sup>(4)</sup>	X <sup>(4)</sup>		X			X				
Nursing Home													X							X		
Office												X <sup>(3)</sup>	X	X	X		X	X	X	X	X	X
Office, Co-Working											X <sup>(3)</sup>	X	X	X		X	X	X	X	X	X	
Office, Medical											X <sup>(3)</sup>	X	X	X			X	X	X	X	X	
Place of Worship		X	X											X							X	
Public Buildings and Uses	X	X	X	X							X	X	X	X	X	X	X	X	X	X	X	
Research, Design & Testing Laboratories																		X	X	X		

Subject to the Provisions Set Forth in §13-5.11

PRINCIPAL USES	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	AF-1	AF-2	B-1	B-2	B-3	B-4	B-5	OB	C-1 <sup>(1)</sup>	L-1 <sup>(1)</sup>	L-2 <sup>(1)</sup>	I <sup>(1)</sup>	TRPUD	
Restaurant								Subject to the Provisions Set Forth in §13-5.12			X	X	X		X	X	X					
Restaurant, Drive-In													X	X								
Restaurant, Drive-Thru													X	X								
Retail Food Establishment												X	X	X	X			X				
Retail Nursery													X					X				
Retail, Pop-Up												X	X	X	X	X		X				
Retail Service												X	X	X <sup>(5)</sup>	X	X	X <sup>(14)</sup>	X				
Retail Stores												X	X	X <sup>(5)</sup>	X	X	X <sup>(14)</sup>	X				
Self-Storage Facility																			X		X	
Shelters, Supportive and Special Needs Housing, Supportive Shared Living Housing, Transitional Housing and Permanent Supportive Housing		X <sup>(15)</sup>																				
Supermarket													X	X				X				
Urgent Care Medical Facility														X				X				
Vocational School, Private													X		X			X				X
Warehouse																		X	X			X
Wholesale Establishments																			X			X
Winery												X	X	X			X	X				



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CONDITIONAL USES	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	AF-1	AF-2	B-1	B-2	B-3	B-4	B-5	OB	C-1 <sup>(1)</sup>	L-1 <sup>(1)</sup>	L-2 <sup>(1)</sup>	I <sup>(1)</sup>	TRPUD		
Child Care Centers Sec.13-5.4D		X	X					Subject to the Provisions Set Forth in §13-5.12														Subject to the Provisions Set Forth in §13-5.11	
Helistops Sec. 13-5.4A																			X	X	X		
Gasoline Service Stations Sec. 13-5.4B												X						X					
Public Utilities Sec. 13-5.4C	X	X	X	X								X	X	X	X	X	X	X	X	X	X		
Wireless Telecommunications Antennas & Facilities §13-5.4E																			X	X	X		

- (1.) Uses in the C-1, L-1, L-2 and I Zones subject to the performance standards in § 13-5.2A(24).
- (2.) Each apartment unit shall have a minimum floor area of 500 square feet plus 150 square feet for each habitable room other than a living room, dining room or kitchen.
- (3.) Office, co-working office, and medical office may only be located on floors above the first floor except offices for finance, insurance, and real estate offices may be located on the ground floor in the B-1 zone.
- (4.) Non-profit Clubs, Lodges, Fraternal, Civic & Charitable Organizations may only be located on floors above the first floor in the B-1 and B-2 Zones.
- (5.) The maximum floor area of any individual retail store shall be 75,000 square feet.
- (6.) Drive-through windows are permitted accessory use to financial institutions in the B-2, B-3, OB, and C-1 zones if the approving board is satisfied there is enough room on site for queuing of cars. Drive-through windows are permitted accessory use to pharmacies in the B-3 zone if the approving board is satisfied there is enough room on site for queuing of cars. Drive-through restaurants are permitted principal uses in the B-2 and B-3 zones.
- (7.) Subject to the requirements of Chapter 4, Amusements and Amusement Businesses, of the Borough Code.
- (8.) Not including any activity commonly conducted for gain unless otherwise specifically permitted.
- (9.) Accessory buildings prohibited in the B-3 Zone.
- (10.) Includes parking decks. **[Added by Ord. No. 7-2001]**
- (11.) Apartment units shall not be permitted above the first floor in buildings located within the B-1 Zone and B-5 Zone that are used as restaurants, retail food establishments, taverns and/or bars.
- (12.) Excluding drive-thru facilities in the B-1 zone.
- (13.) Off-street parking facilities shall be permitted both in common parking areas and private driveways and garages. **[Added by Ord. No. 12-2010]**
- (14.) Limits retail sales and service, and motor vehicle sales and service to the OB Zone to lots with at least 150 feet of direct frontage on Route 10. **[Ord. No. 03-2013]**
- (15.) Subject to the special use provisions set forth in § 13-5.2B(15) **[Ord. No. 07-2014]**