

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda February 13, 2018



Call to Order

I. Approval of January 9th, 2018 Minutes

II. Old Business: none

III. New Business:

MASD-2167-2018: Progress Parkway Extension

MASD-2113-2018: Roadway plans for Durham Landing

MASD-2159-2018: Stone Haven Final Plat

MASD-2160-2018: Pope Rd. Resub lots1 and 3

REZN-2158-2018: Rezoning from A1-C1 in the UGB

NEW STREET NAME: Request for private street name of Orange Oak Lane

Ordinance Reviews:

Text-2163-2018: Amendment- Local Business (LB)

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for March 13, 2018 at 4:00 pm.
The deadline to submit applications for this meeting is February 19, 2018.*

Morristown Regional Planning Commission

Minutes

January 9, 2018

Members Present

Chairman Jim Beelaert

Vice Chairman Bill Thompson

Commissioner Wanda Neal

Commissioner Jack Kennerly

Commissioner Frank McGuffin

Commissioner Bob Garrett

Mayor Gary Chesney

Others Present

Steve Neilson, Planning Director

Lori Matthews, Senior Planner

Josh Cole, Planner

Steve Harwood

Will Robinson

John and Jo Ann Ivy

Joseph Brown

Michael Price

Kimberly and Randy Rosenbalm

Sandip Patel

Dennis Patel

Sam Patel

Members Absent

Commissioner Sylvia Hinsley

Secretary Rose Parella

Chairman Jim Beelaert called the meeting to order and invited anyone who wished to join the Commission in an Invocation and the Pledge of Allegiance to do so.

I. Chairman Beelaert called for the approval of the December 12th, 2017 minutes.

Mayor Chesney made a motion for approval of the December 12th, 2017 minutes and it was seconded by Commissioner Neal. Upon voice votes, all Ayes.

II. Old Business: None

III. New Business:

REZN-2145-2017: Rezoning request in the UGB @ 526 Panther Creek Road

Senior Planner Lori Matthews discussed the rezoning request that was submitted for 526, 526B, and 526C Panther Creek Road, all of which are located within the City's Urban Growth Boundary area. The property owners are Donald and Karen Shockley. Per the passage of the Tennessee Growth Policy Act, the Morristown Regional Planning Commission is required to make recommendations to the Hamblen County Planning Commission for rezoning requests within the City's Urban Growth Boundary areas.

The reason for this request is to replace a mobile home on the vacant lot that has lost its grandfathered status. Single-wide mobile homes are allowed within the County's Agricultural Forest Districts but are prohibited within their residential districts. In order to replace the mobile home, the applicant must get the property rezoned to A-1 which allows single-wide mobile homes to be used as living quarters. Its current residential zone of R-1 prohibits this.

Staff does not object to the rezoning of this property as long as it meets the mandatory lot size requirements for those lots served by both water and sanitary sewer or those requirements for lands served by water but not sanitary sewer. However, agricultural districts are often reserved for large tracts of land utilized for farming, pastures, etc.

Commissioner McGuffin made a motion for approval of this rezoning request and it was seconded by Vice Chairman Thompson.

Commissioner Kennerly asked if this request would meet the definition of "spot zoning." Ms. Matthews replied that as it is surrounded by R-1 properties it could indeed meet that definition but she would like to leave that clarification to the legal department.

Voting Results: 6 yes; 1 no. Motion carries.

TEXT-2144-2017: Amendment to Intermediate Business (IB)

Planning Director Steve Neilson discussed the text amendment to the Intermediate Business (IB). There had been a workshop at the December 12, 2017 meeting about amending the requirements for Methadone Treatment Clinics or Facilities as part of the update of the IB district. This was later discussed with Lauren Carroll the city attorney, who said that this issue was currently being debated at the State and Federal level and in the medical profession. She felt that there would be new legislation governing the sale and use of methadone, suboxone, and other opioids and that it would be better to wait to address the issue at that time.

For the most part, the proposed changes are to make the district consistent with terminology used in other districts. There are no new uses proposed and there are not changes proposed to the building height or setback requirements.

The Commission proposed to delete some residential uses such as single-family, boarding housing, and group homes. These uses are incompatible with the more intensive commercial uses in the IB and are more appropriate in the residential districts.

Staff recommended approval of the proposed text amendments.

Mayor Chesney made a motion for approval of this request and it was seconded by Vice Chairman Thompson.

Voting Results: 7 yes; 0 no. Motion carries.

The meeting was adjourned.

Respectfully submitted,

Rose Parella

Secretary

RP/jc

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



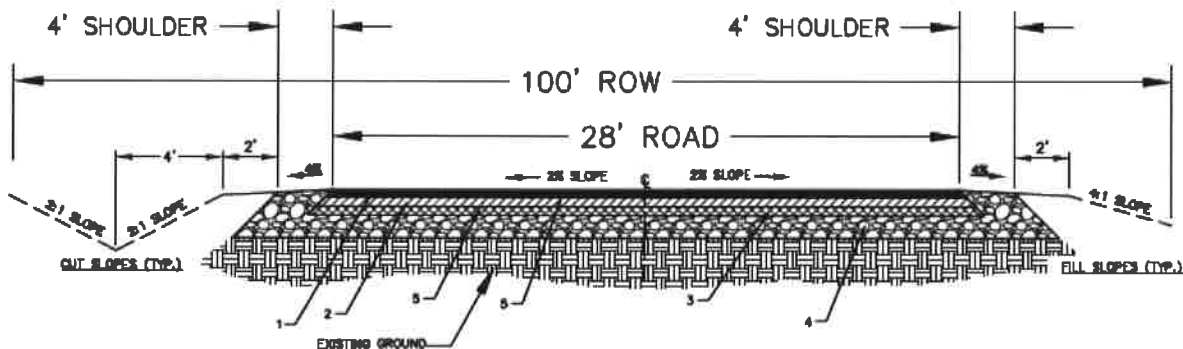
TO: Morristown Regional Planning Commission
FROM: Steve Neilson, Community Development Director *SN*
DATE: February 13, 2018
SUBJECT: Preliminary Plat Approval – Progress Parkway Extension

BACKGROUND:

This is a request for Preliminary Plat approval to extend Progress Parkway to Howard Allen Road, a distance of approximately 1,600 feet. In addition, the city is improving an existing gravel drive directly to the north to improve the marketing of the surrounding property. The proposed road extension is located within the East Tennessee Progress Center. The property is zoned HI-Heavy Industrial District and the petitioner is the City of Morristown.

The proposed roadway is 28 feet wide with four foot shoulders within a 100 foot wide right-of-way. Under the Subdivision Regulations, this roadway would be classified as a “Local (without curb and gutter)” roadway. This requires a minimum 28 foot wide roadway within a right-of-way with a minimum width of 66 feet. The roadway extension meets these minimum standards and matches the existing Progress Parkway roadway design.

As part of this project Howard Allen Road will be elevated approximate 20 feet to match the new grade of the Progress Parkway.



Typical Roadway Cross-section

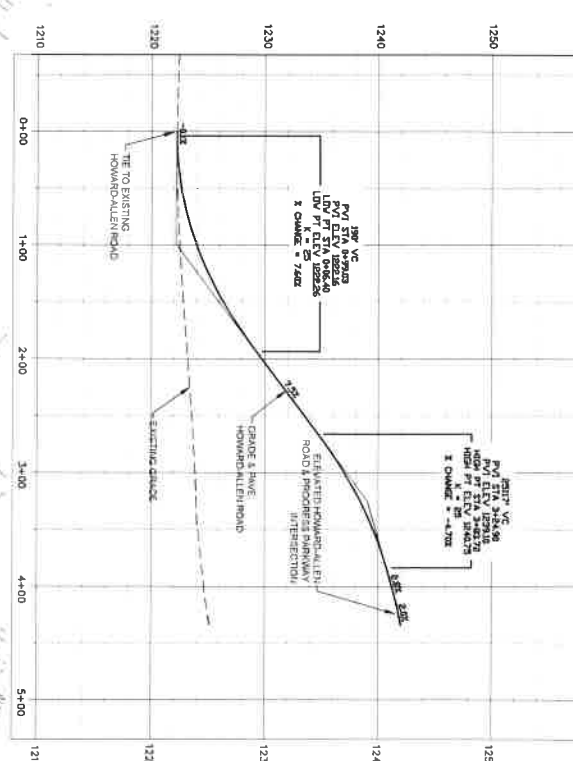
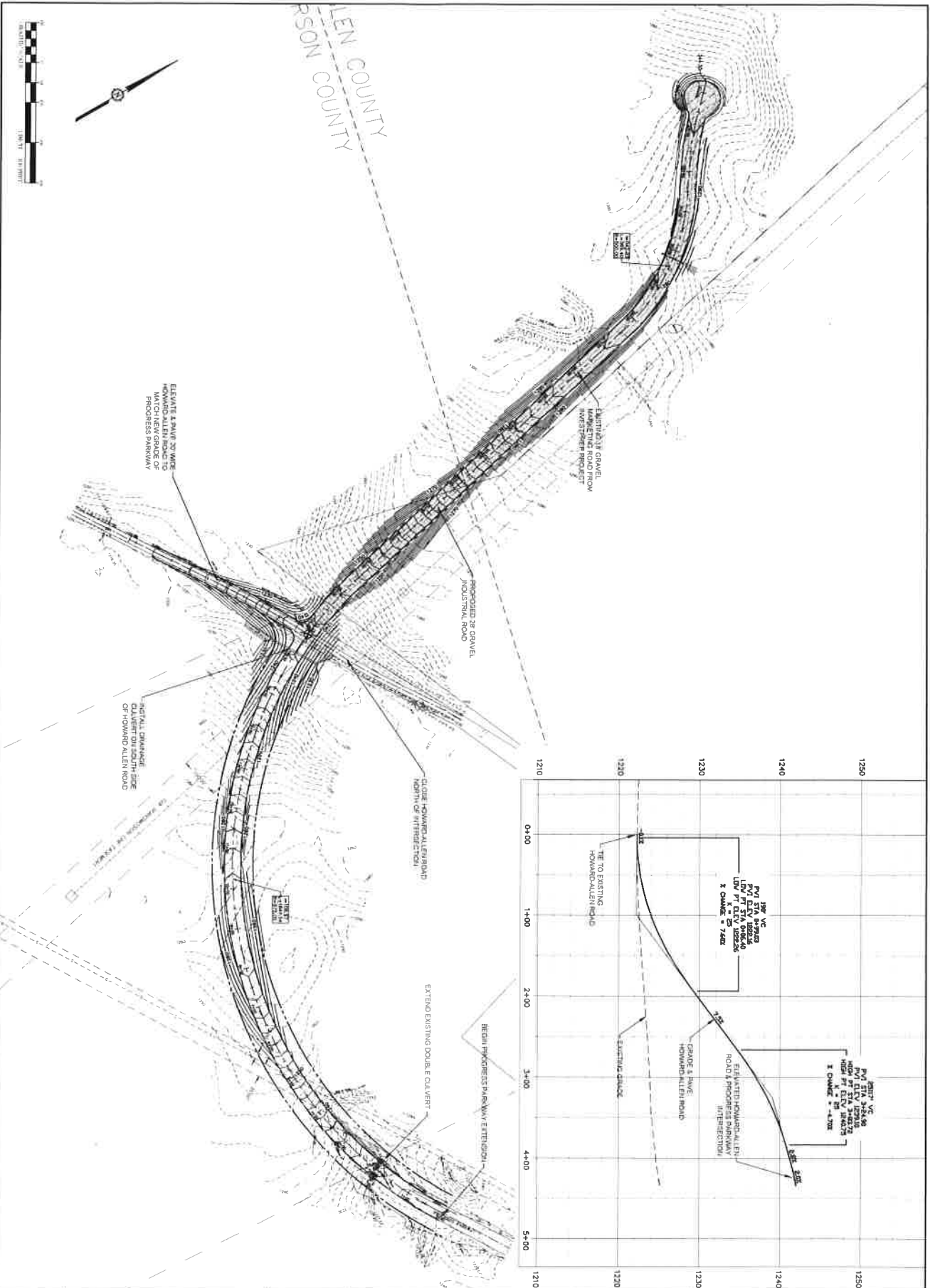


RECOMMENDATION:

Staff recommends Preliminary Plat approval.



HAMBLEN COUNTY
MORRISON COUNTY





LEGEND

Lot

1 -	14.9 Acres +/- 60,000 SF Phase 1 40,000 SF Expansion	10 -	28.2 Acres +/- 150,000 SF
2 -	102.5 Acres +/- 500,000 SF	11 -	43.3 Acres +/- 200,000 SF
3 -	120.5 Acres +/- 650,000 SF	12 -	84.5 Acres +/- 1,000,000 SF
4 -	36.3 Acres +/- 250,000 SF	13 -	57.2 Acres +/- 350,000 SF Phase 1 160,000 SF Expansion
5 -	6.7 Acres +/- 25,000 SF	14 -	17.0 Acres +/- 40,000 SF Phase 1 40,000 SF Expansion
6 -	19.1 Acres +/- 50,000 SF	15 -	33.1 Acres +/- 100,000 SF
7 -	10.9 Acres +/- 25,000 SF	16 -	20.4 Acres +/- 60,000 SF Phase 1 85,000 SF Expansion
8 -	26.4 Acres +/- 250,000 SF Phase 1 150,000 SF Expansion	17 -	58.8 Acres +/- 250,000 SF Certified Data Center Site
9 -	13.5 Acres +/- 60,000 SF Phase 1 60,000 SF Expansion		

CONCEPTUAL MASTER PLAN

EAST TENNESSEE PROGRESS CENTER
HAMBLEN AND JEFFERSON COUNTIES, TENNESSEE

UPDATED SEPTEMBER 2017 BY:

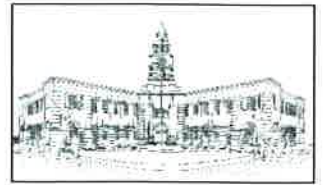
THE VALLEY
WORKS



City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING

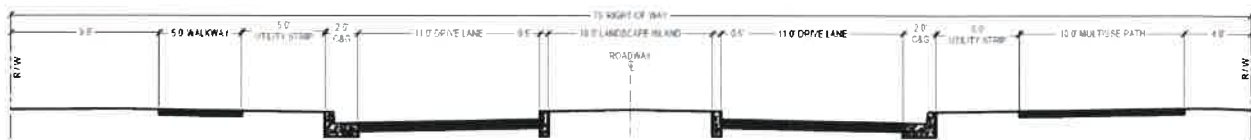


TO: Morristown Regional Planning Commission
FROM: Steve Neilson, Community Development Director *SN*
DATE: February 13, 2018
SUBJECT: Preliminary Plat Approval – Durham Land Subdivision

BACKGROUND:

This is a request for Preliminary Plat approval of the Durham Landing Subdivision. The proposed 2,150 boulevard will provide access to the new Public Works facility and to the proposed Community Center. The boulevard will run from Merchants Greene Blvd. to Howell Road. The property is zoned IB-Intermediate Business District and the petitioner is the City of Morristown.

The proposed roadway consists of two 11 foot wide travel lanes, a 10 foot multi-use trail, a five foot sidewall, and a 10 foot median all within a 75 wide right-of way.



Typical Roadway Cross-section



RECOMMENDATION:

Staff recommends Preliminary Plat approval.

LAYOUT NOTES:

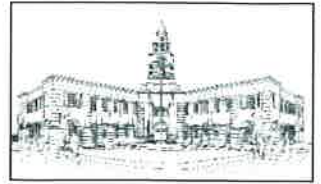
1. SEE SHEET C1.01 FOR GENERAL NOTES.
2. SEE ARCHITECTURAL SHEETS FOR BUILDINGS.
3. SEE CIVIL SHEETS FOR PAVEMENT, UTILITIES, ETC.
4. EXISTING JOINTS BETWEEN CONCRETE PAVEMENT AND ASPHALT DRIVEWAYS (PARK, DRIVE, ETC.) SHALL BE TO BE STRAIGHT AND TRUE.
5. ALL CURBS SHALL BE 1' HIGH TO MATCH EXISTING 1' TRANSIT.
6. ALL CURBS ARE CONSIDERED TO BE MADE OF CURB.
7. ALL CURBS ARE TO BE 1' HIGH TO MATCH EXISTING 1' TRANSIT.
8. ALL CURBS ARE TO BE 1' HIGH TO MATCH EXISTING 1' TRANSIT.
9. ALL CURBS ARE TO BE 1' HIGH TO MATCH EXISTING 1' TRANSIT.
10. ALL CURBS ARE TO BE 1' HIGH TO MATCH EXISTING 1' TRANSIT.
11. ALL CURBS ARE TO BE 1' HIGH TO MATCH EXISTING 1' TRANSIT.
12. ALL CURBS ARE TO BE 1' HIGH TO MATCH EXISTING 1' TRANSIT.
13. ALL CURBS ARE TO BE 1' HIGH TO MATCH EXISTING 1' TRANSIT.
14. ALL CURBS ARE TO BE 1' HIGH TO MATCH EXISTING 1' TRANSIT.



City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Steve Neilson, Community Development Director *SN*
DATE: February 13, 2018
SUBJECT: Final Plat Approval – Stone Haven Subdivision

BACKGROUND:

This is a request for Final Plat approval of the Stone Haven Subdivision, a 24-lot, 24.75-acre subdivision located off of Brights Pike. The property is currently zoned R-2, Medium Density Residential District. The proposed lots range between 9,602 and 36,064 square feet. This subdivision received Preliminary Plat approval in June 2017.



The subdivision is substantially complete. The streets are at grade and have a binder surface. The utilities have been constructed and inspected by MUS. The remaining work includes sidewalks, surface pavement, and street signage. A bond of \$211,500 has been calculated by the city's Engineering Office for the remaining work.

RECOMMENDATION:

Staff recommends Final Subdivision Plat approval.

STONE HAVEN S/D - Site Plan Estimates
MORRISTOWN, TENNESSEE
FINAL PLAT - OPINION OF PROBABLE COST

ISSUED: January 8, 2018

REVISED: January 31, 2018

Prepared by T. Clint Harrison, P.E.

			UNIT	
DESCRIPTION	QTY	UNIT	PRICE	TOTAL
Mobilization for roads (at 50%); since all that's left to mobilize for roads is the top coat, it's reasonable to reduce the total mob. Estimate.	0.5	%	\$10,000.00	\$5,000
Stop Bar (3 total at 12 ft each)	36	LF	\$10.00	\$360
Stop Signs (3 total)	3	Ea	\$300.00	\$900
About 5 acres remains at less than 75% grass coverage. (It has already received one round of hydroseed) \$500 per acre to seed and straw is a conservative estimate (plus 150% is added at the end for the bond amount)	5	Ac	\$500.00	\$2,500
Surface Mix (26ft wide)	1740	LF	\$26.00	\$45,240
Sidewalk (one side of road)	1740	LF	\$50.00	\$87,000
SUBTOTAL				\$141,000
Add 150% to determine bond amount	1	LS	150%	\$70,500
TOTAL BOND AMOUNT				\$211,500

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING

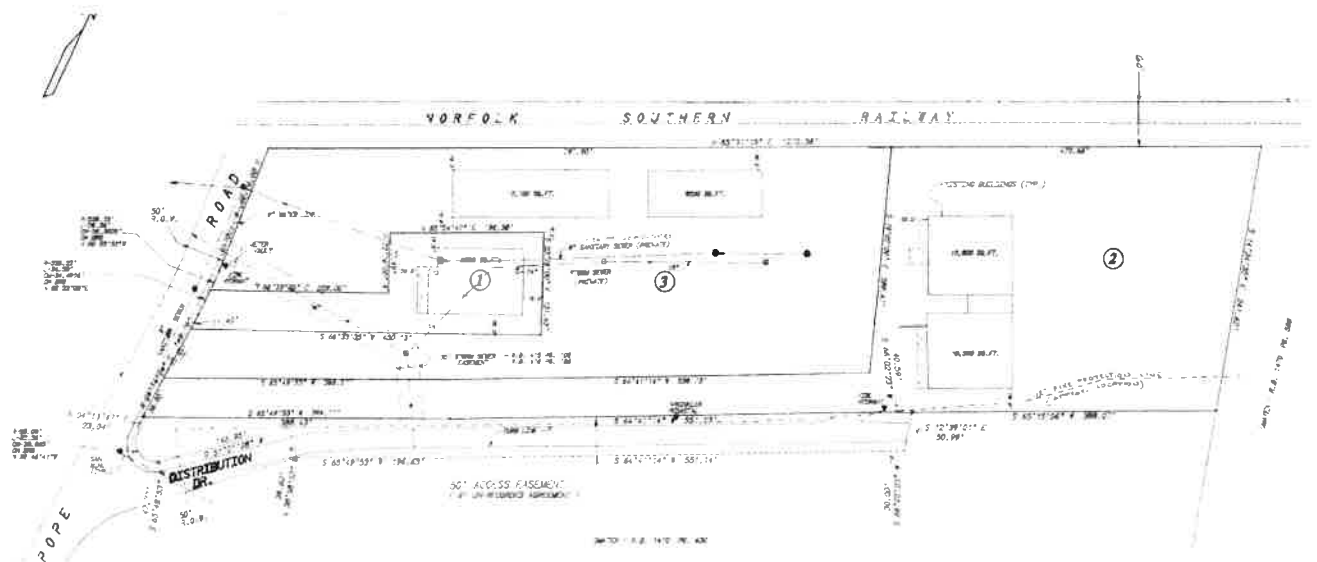


TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner *LM*
DATE: February 13th, 2018
REQUEST: Final Plat Approval – Pope Road

BACKGROUND:

City staff has received a request for final plat approval for the Pope Road Commercial Subdivision located between Southern Railway railroad and the Omatex Corporation. Randy Corlew is acting on behalf of property owner(s) Aharon Zigelnick and Billy King.

The Planning Commission granted the first subdivision request to this project in 2014 which created three lots from one 11 acre tract. King Collision is located on lot 1, two buildings were (re-)constructed on lot 2 and Goodwill Industries located on lot 3.



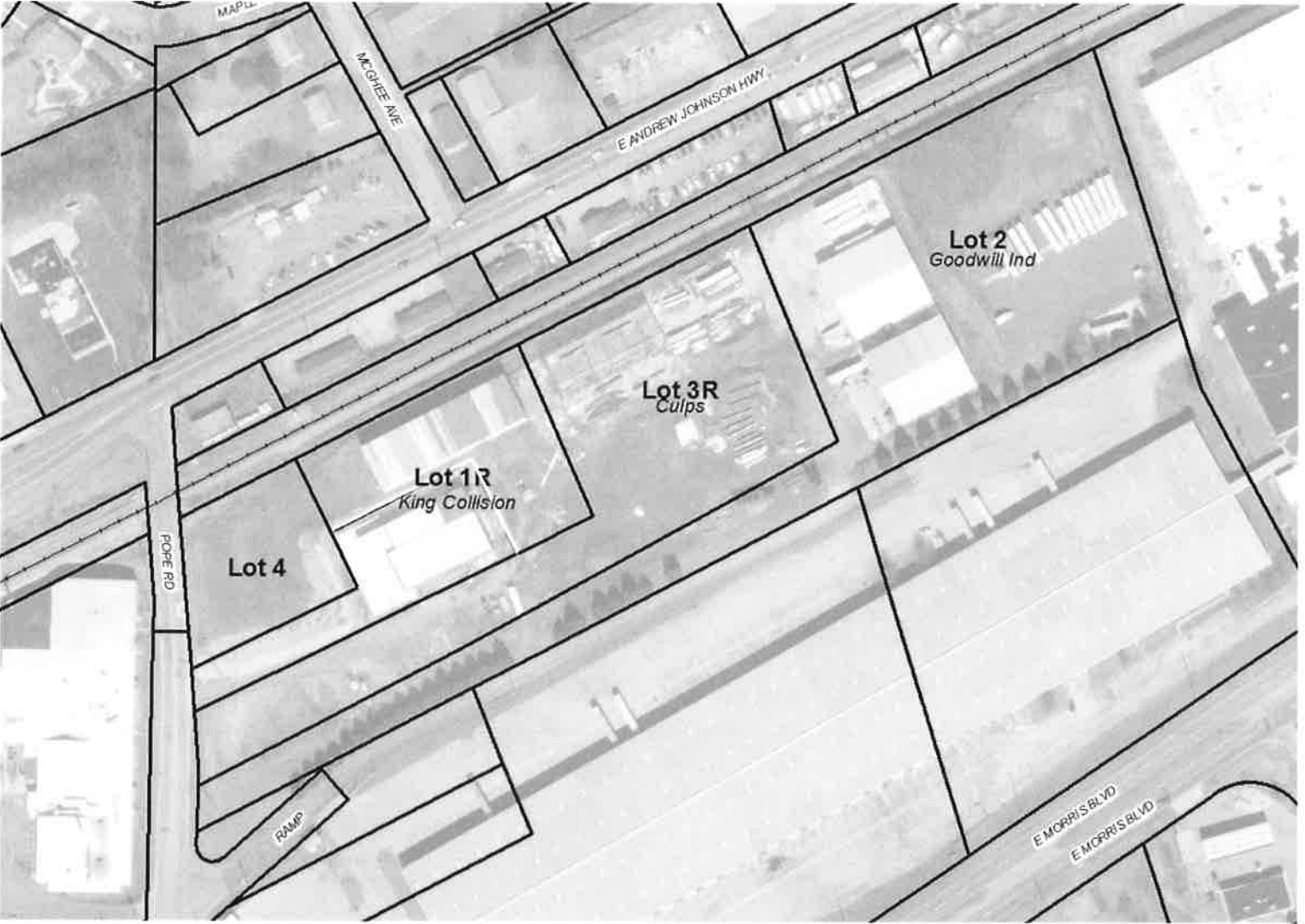
In 2016, the owner made application for another subdivision which required that a site plan for the planned unit development be approved by the Planning Commission prior to the plat being recorded. The site plan went before the Planning Commission in October 2017 and was approved (with a landscape variance) subject to all parking/travel area's being paved.

The applicant now seeks final approval of the plat which will combine two buildings onto one lot (King Collision) and create an empty lot to front Pope Road.

RECOMMENDATION:

Staff recommends approval of the subdivision plat as submitted providing the following bond amounts are approved by Public Works and Planning Department for work yet to be completed:

A bond is needed to complete all paving for parking, a fire hydrant and a bond to cover the landscaping.



City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner *[Signature]*
DATE: February 13th, 2018
REQUEST: Rezoning Request in Urban Growth Boundary

BACKGROUND:

City staff has received a rezoning request located within the City's Urban Growth Boundary from Mr. Alvy Couch for his property at 3887 South Davy Crockett Highway. Currently zoned A-1 (Agricultural/Forestry), Mr. Couch is seeking a C-1 (Commercial) designation for his business.

The 2.25 acre site is located behind Raimondi Carmel Apple factory and north (across Spencer Hale Drive) from Lakeway Auto Salvage. The property fronts South Davy Crockett Parkway. Surrounding properties are all zoned A-1, the exception being the paint shop directly across 25E which is zoned C-1.

Three buildings occupy the site, all between eight and nine thousand square feet in size and all used for commercial large motor vehicle storage, the exception being the northern most building which has an office in the front. (Life Care)

As this is an existing commercial business development fronting a major arterial street and, the uses contained on site will not adversely impact the surrounding properties, Staff would normally be in favor of the commercial rezoning. However, building permits issued by the County reflect the buildings were built as 'accessory structures', which does not suggest commercial use of the property.

RECOMMENDATION:

Therefore, Staff recommends tabling the request until additional information on the property is submitted such as an overall development site plan which shows compliance with zoning, building, and fire codes as there does not appear to be sanitary sewer or fire protection for the site and tax map data shows parking to be within the right of way of 25E. * As of the day of mailout, Staff had not received commentary from Hamblen County on the request.







EXISTING BUILDING

EXISTING BUILDING

40x200 PROPOSED BUILDING

S Day Crockett Pkwy

15.24'

47.45'

7.80'

10.00'

34.18'

27.36'

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner *JC*
DATE: February 13th, 2017
SUBJECT: **Street Naming Request**

BACKGROUND:

The Regional Planning Commission is asked to review and approve any new street names brought before our E911/GIS Department per Title 16 of the City Code, the Uniform Street Naming and Addressing Ordinance.



The above shown proposed private street will be utilized for 3 triplex units off of Brights Pike. The naming of the street will make it easier for emergency services personnel to locate the units on this street, thus increasing public safety. Following a review of the names that were submitted by the property owner, the GIS Department and Morristown-Hamblen 911 recommends the name “Orange Oak Lane.”

RECOMMENDATION:

Staff recommends that the name “Orange Oak Lane” be approved.

New Proposed Street Name Summarization

Proposed new road names submitted by property owner in naming of the Private Street located along Brights Pike:

Proposed New Road Name	Currently Existing Road Names	Comments
BIG OAK LN	NONE	References to "Big" as part of the Base Name are prohibited as specified in the Road Name Specification Guidelines
QUERCUS OAK LN	NONE	Road names should be kept simple to foster clarity and efficiency
ORANGE OAK LN	BIG ORANGE DR	
<hr/>		
ORANGE OAK LN	Simplistic Naming Convention	Recommendation



Prepared by Deborah Lee, GIS Coordinator 1/24/2018



City of Morristown
Planning Department



New Road Name Request Form

Street Designation - Every proposed, existing, or constructed roadway, which provides, will provide, or is to provide access to three (3) or more dwelling units, whether or not this roadway is to be maintained by the City of Morristown will be identified as a street. The naming of a street does not imply maintenance responsibility by the City of Morristown.

All proposed names for public streets and private easements shall be reviewed and approved by the Morristown Planning Commission (MPC). No street or private easement name will exceed 20 characters, including spaces and USPS defined suffixes.

Property Owner Name(s): Bobby Sams
Current Address: 2695 Lakemoore Dr. Morristown Tenn 37814
Phone: 423-273-0985 Email: bobby.sams.6rs@gmail.com
Parcel ID: _____ Subdivision: _____
Type: Residential: _____ Other: _____
Description of proposed road location:

What road(s) will the proposed road intersect with? _____

Proposed Road Names:

	Prefix	Base Name	Road Type	Post Suffix
1.	_____	<u>Big Oak</u>	<u>Ln</u>	_____
2.	_____	<u>Quercus Oak</u>	<u>Ln</u>	_____
3.	_____	<u>Orange Oak</u>	<u>Ln</u>	_____

Property Owner Signature(s): Bobby Sams Date: 1-23-18

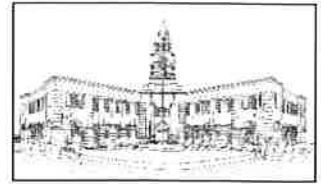
Property Owner Signature(s): _____ Date: _____

*Please return this form within 7 business days to the City of Morristown Planning Department, PO Box 1499, Morristown, TN 37816-1499. (Enclosed is a stamped self-addressed envelope for your convenience)

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: February 13th, 2018
SUBJECT: Text Amendment – Local Business (LB) District

BACKGROUND:

At the February 6th City Council meeting, the recommended Intermediate Business (IB) text amendment was adopted by the Council. Thus, as part of our ongoing effort to update our zoning ordinance, staff has decided to bring forth a text amendment to the Local Business (LB) district this month.

The changes proposed in this district are consistent with terminology that is used in other districts. There are no changes to the building height or setback requirements.

Staff began the review of this district by looking at the intent of this district, which is to allow uses that serve the nearby residential neighborhoods and do not generate any additional traffic into such areas. Staff decided to modify the description of this district to better meet this intent. The new description is as follows:

The Local Business (LB) District is located to provide limited commercial and personal service facilities of a convenience nature, servicing persons residing in adjacent residential areas without adversely impacting the residential character of the area. Commercial uses should be in scale and character with the adjacent residential uses and do not encourage the generation of additional traffic from outside the area.

Similar to what was approved last month in the Intermediate Business District, we combined many of the limited practice offices currently permitted into a new “Business, Professional or Governmental Offices (Limited Practice)” use. The new definition utilizes existing limited practice office language found elsewhere in the ordinance by limiting the number of individuals working at an office to five (5) at any given time with four (4) engaging in the practice and one (1) support staff.

A new “Retail Sales Establishment (Limited Service)” use was created to encompass the less intense retail uses appropriate for this district. This new definition limits the floor space to two-thousand five hundred (2,500) square feet. Additionally, a limited service restaurant use replaces the typical restaurant use. This new use has a maximum of two-thousand five hundred (2,500) square feet of floor space and total customer seating not to exceed forty (40). An inventory of the current retail establishments and restaurants in this district found the vast majority falls under this threshold. Those that are currently exceeding this threshold would be considered grandfathered.

Two new uses are added to this district: car wash and home occupations. Currently, car washes are not a use permitted in the district, however, we discovered that they are present and believe that this use does meet the intent of the district by serving those living in the local residential areas. Since residential uses are allowed, home occupations also need be included as a use, however, a proposed home occupation must meet the conditions set forth in section 14-228 (Home Occupations) prior to approval.

Most of the uses permitted on review have been removed. The following uses were moved to permitted uses: Bed and Breakfast Operations, Churches, Synagogues, Temples and other places of worship, and Cemeteries. Convalescent and Nursing Homes, retirement homes, orphanages, and assisted living facilities are maintained as a use on review with the conditions the facility is located on a collector or arterial street and licensed by the state.

RECOMMENDATION:

Staff recommends approval of the proposed text amendments.

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING

TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: February 13th, 2018
SUBJECT: Text Amendment – Local Business (LB) District

14-203 DEFINITIONS

51. BUSINESS, PROFESSIONAL OR GOVERNMENTAL OFFICE (LIMITED PRACTICE) means a Business, Professional or Governmental office wherein no more than four (4) individuals, one or more of whom is licensed in the particular profession, engage in the practice of the profession or trade and a principal, ancillary support person or employee for and that office during regular business hours.
165. RESTAURANT (LIMITED SERVICE) means a Restaurant with a maximum of two thousand five hundred (2,500) square feet of floor area and total customer seating not to exceed forty (40).
168. RETAIL SALES ESTABLISHMENT (LIMITED SERVICE) means a Retail Sales Establishment with a maximum two thousand five hundred (2,500) square feet of floor area.

Chapter 9
(LB) LOCAL BUSINESS DISTRICT

SECTION

- 14-901. LB LOCAL BUSINESS DISTRICT.
- 14-902. USES PERMITTED.
- 14-903. USES PERMITTED ON REVIEW.
- 14-904. DEPTH OF FRONT YARD.
- 14-905. DEPTH OF REAR YARD.
- 14-906. DEPTH OF SIDE YARDS.
- 14-907. BUILDING AREA.
- 14-908. BUILDING HEIGHT.
- 14-909. PROVISIONS GOVERNING PARKING.
- 14-910. PROVISIONS GOVERNING PLACEMENT OF STRUCTURES.

Chapter 9
LB LOCAL BUSINESS DISTRICT
(3447-7/3/2012)

14-901. LB LOCAL BUSINESS DISTRICT

~~The Local Business District is a commercial infill and traditional commercial neighborhood district intended to permit the development of mixed use and traditional commercial neighborhood into the existing pattern of buildings by reuse of buildings as appropriate, the repetition of historic patterns as appropriate, the integration of parking, recreational facilities and other us elements in a manner that does not detract from historic elements but utilizes existing topographic features. The district shall encourage the creation of new neighborhoods that are pedestrian oriented and create streetscapes compatible with existing buildings~~

The Local Business (LB) District is located to provide limited commercial and personal service facilities of a convenience nature, servicing persons residing in adjacent residential areas without adversely impacting the residential character of the area. Commercial uses should be in scale and character with the adjacent residential uses and do not encourage the generation of additional traffic from outside the area.

14-902. USES PERMITTED

1. Accessory structures/buildings.
- ~~2. Architect's and Artist's Studios (limited practice).~~
- ~~3. Bakery goods store.~~
4. Bank.
5. Beauty Shops/Barber Shops/Health Salons (Limited Practice).
6. Bed and Breakfast Operations
- ~~7. Book store.~~
8. Business, Professional or Governmental Offices (Limited Practice)
- ~~9. Candy store.~~
10. Car Wash
11. Churches, Synagogues, Temples, Parsonages and Parish Houses, other Places of Worship, and Cemeteries
- ~~12. Clothing store.~~
- ~~13. Delicatessen.~~
- ~~14. Dentists (limited practice).~~
- ~~15. Doctors (limited practice).~~
- ~~16. Drug store.~~
- ~~17. Dry cleaning pick up station.~~
- ~~18. Florist shop.~~
- ~~19. Fruit market.~~
20. Gasoline service station.
- ~~21. Grocery store.~~
- ~~22. Hardware store.~~
- ~~23. Health salon.~~
24. Home Occupations (subject to Section 14-228)
- ~~25. Ice cream store.~~
- ~~26. Jewelry store.~~
27. Kindergartens and child nurseries.
- ~~28. Lawyers (limited practice).~~
- ~~29. Laundry pick up station.~~

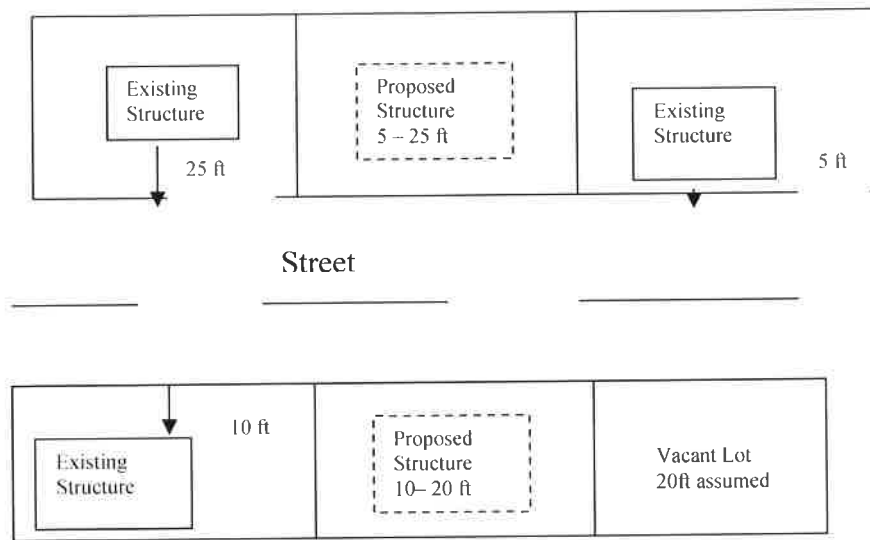
30. —Meat market.
31. —News stand.
32. —Optometrists (limited practice).
33. Plant and Flower nurseries.
34. —Psychiatrists (limited practice).
35. —Psychologist (limited practice).
36. —Radio store and repair shop.
37. Residential (single family, two-family, and multi- family).
38. —Restaurant
39. Restaurant (Limited Service)
40. Retail Sales Establishment (Limited Service)
41. Rooming or Boarding House
42. Self-service laundry.
43. —Shoe store.
44. —Tailor shop.
45. —Television store and repair shop.
46. —Variety store.

14-903. USES PERMITTED ON REVIEW

1. —Architectural Offices.
 2. —Barber Shops
 3. —Beauty Shops
 4. —Bed and Breakfast Operations
 5. —Cemeteries
 6. —Churches, Synagogues, Temples and other places of worship
 7. —Convalescent and Nursing Homes.
 8. —Country Clubs and Golf Courses (public or private).
 9. —Dentist Offices.
 10. —Doctor Offices.
 11. —Engineering Offices.
 12. —General Office.
 13. —Governmental (or Public) Building.
 14. —Human Care Clinics.
 15. —Institutions for Higher Education.
 16. —Schools
- Convalescent and Nursing Homes, retirement homes, orphanages and assisted living facilities
- a. Must be located on a Collector or Arterial Street
 - b. Must be licensed by the State

14-904. DEPTH OF FRONT YARD

The depth of the front yard setback shall be determined by measuring the front yard setback of the adjacent properties from the front property line to the principal building to determine a minimum and maximum setback from the front property line. Any principal building on any lots shall be located no nearer or farther than the front yard setbacks of the adjacent property. If adjacent property is vacant then a front yard setback of adjacent property shall be twenty (20) feet so that minimum and maximum can be set (See Figure Below).



14-905. DEPTH OR REAR YARD

1. The case of a lot where the rear lot line coincides with the lot line of a lot in a residential district, any principal building shall be located no nearer than twenty (20) feet to said rear lot line.
2. In the case of a lot where the rear lot line coincides with a right-of-way line of an alley, any principal building shall be located no nearer than five (5) feet to said rear lot line.
3. Any principal building on any lot shall be located no nearer than ten (10) feet to the rear lot line, in cases other than those as set forth above in subsections 1 and 2.

14-906. DEPTH OF SIDE YARDS

1. In the case of a lot where the side lot line coincides with the lot line of a lot in a residential district, any principal building shall set back from said lot line in accordance with the provisions governing width of side yards in the residential district.
2. In the case of a lot where the side lot line coincides with a right-of-way line of an alley, any principal building shall be located no nearer than five (5) feet to said side lot line.
3. Any principal building on any lot shall be located no nearer than ten (10) feet to the side lot line, in cases other than those as set forth above in subsections 1 and 2.

14-907. BUILDING AREA

The principal building and accessory buildings on any lot shall not cover more than seventy-five (75) percent of the total area of said lot.

14-908. BUILDING HEIGHT

Buildings shall not exceed three (3) stories or thirty-five (35) feet in height.

14-909. PROVISIONS GOVERNING PARKING

Parking shall generally be located to the side and rear of buildings. On-street parking shall be encouraged where applicable.

14-910. PROVISIONS GOVERNING PLACEMENT OF STRUCTURES

All Structures ~~should~~ shall have the main entrance of the building facing the commercial street. Other entrances may be adjacent to parking.

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING

TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: February 13th, 2018
SUBJECT: Text Amendment – Local Business (LB) District

14-203 DEFINITIONS

51. BUSINESS, PROFESSIONAL OR GOVERNMENTAL OFFICE (LIMITED PRACTICE) means a Business, Professional or Governmental office wherein no more than four (4) individuals, one or more of whom is licensed in the particular profession, engage in the practice of the profession or trade and a principal, ancillary support person or employee for and that office during regular business hours.
165. RESTAURANT (LIMITED SERVICE) means a Restaurant with a maximum of two thousand five hundred (2,500) square feet of floor area and total customer seating not to exceed forty (40).
168. RETAIL SALES ESTABLISHMENT (LIMITED SERVICE) means a Retail Sales Establishment with a maximum two thousand five hundred (2,500) square feet of floor area.

Chapter 9
LB LOCAL BUSINESS DISTRICT
(3447-7/3/2012)

14-901. LB LOCAL BUSINESS DISTRICT

The Local Business (LB) District is located to provide limited commercial and personal service facilities of a convenience nature, servicing persons residing in adjacent residential areas without adversely impacting the residential character of the area. Commercial uses should be in scale and character with the adjacent residential uses and do not encourage the generation of additional traffic from outside the area.

14-902. USES PERMITTED

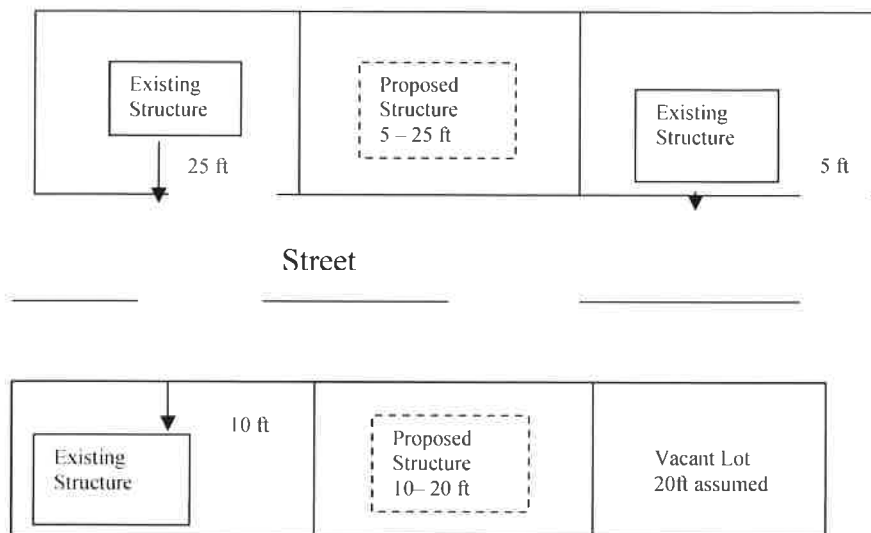
1. Accessory structures/buildings
2. Bank.
3. Beauty Shops/Barber Shops/Health Salons (Limited Practice).
4. Bed and Breakfast Operations
5. Business, Professional or Governmental Offices (Limited Practice)
6. Car Wash
7. Churches, Synagogues, Temples, Parsonages and Parish Houses, other Places of Worship, and Cemeteries
8. Gasoline service station.
9. Home Occupations (subject to Section 14-228)
10. Kindergartens and child nurseries.
11. Plant and Flower nurseries.
12. Residential (single family, two-family, and multi- family).
13. Restaurant (Limited Service)
14. Retail sales establishment (Limited Service)
15. Rooming or Boarding House
16. Self-service laundry.

14-903. USES PERMITTED ON REVIEW

1. Convalescent and Nursing Homes, retirement homes, orphanages and assisted living facilities
 - a. Must be located on a Collector or Arterial Street
 - b. Must be licensed by the State

14-904. DEPTH OF FRONT YARD

The depth of the front yard setback shall be determined by measuring the front yard setback of the adjacent properties from the front property line to the principal building to determine a minimum and maximum setback from the front property line. Any principal building on any lots shall be located no nearer or farther than the front yard setbacks of the adjacent property. If adjacent property is vacant then a front yard setback of adjacent property shall be twenty (20) feet so that minimum and maximum can be set (See Figure Below).



14-905. DEPTH OR REAR YARD

1. The case of a lot where the rear lot line coincides with the lot line of a lot in a residential district, any principal building shall be located no nearer than twenty (20) feet to said rear lot line.
2. In the case of a lot where the rear lot line coincides with a right-of-way line of an alley, any principal building shall be located no nearer than five (5) feet to said rear lot line.
3. Any principal building on any lot shall be located no nearer than ten (10) feet to the rear lot line, in cases other than those as set forth above in subsections 1 and 2.

14-906. DEPTH OF SIDE YARDS

1. In the case of a lot where the side lot line coincides with the lot line of a lot in a residential district, any principal building shall set back from said lot line in accordance with the provisions governing width of side yards in the residential district.
2. In the case of a lot where the side lot line coincides with a right-of-way line of an alley, any principal building shall be located no nearer than five (5) feet to said side lot line.
3. Any principal building on any lot shall be located no nearer than ten (10) feet to the side lot line, in cases other than those as set forth above in subsections 1 and 2.

14-907. BUILDING AREA

The principal building and accessory buildings on any lot shall not cover more than seventy-five (75) percent of the total area of said lot.

14-908. BUILDING HEIGHT

Buildings shall not exceed three (3) stories or thirty-five (35) feet in height.

14-909. PROVISIONS GOVERNING PARKING

Parking shall generally be located to the side and rear of buildings. On-street parking shall be encouraged where applicable.

14-910. PROVISIONS GOVERNING PLACEMENT OF STRUCTURES

All Structures shall have the main entrance of the building facing the commercial street. Other entrances may be adjacent to parking.