

LAND USE AND DEVELOPMENT REGULATIONS

30 Attachment 7

Borough of Fair Haven

Table AH (Subsection 30-5.1)
Schedule of Permitted Uses - Affordable Housing (AH) District
[Added 10-13-2020 by Ord. No. 2020-04; amended 5-24-2021 by Ord. No. 2021-06; 10-11-2022 by Ord. No. 2022-15]

P = Permitted Use
 C = Conditional Use
 A = Accessory Use
 NP = Not Permitted

Type of Use	AH Zone
Mixed-use residential with required commercial on the ground floor	P
Restaurant	P
Retail sale or rental of goods, merchandise, or equipment, art galleries, artist studios, except for the following:	P
(i) Uses requiring storage or display of goods outside a fully enclosed building, except that this shall not be construed to prohibit temporary sidewalk sales or other temporary special promotional events utilizing a sidewalk area provided the Zoning Office is notified in writing at least 10 days in advance of such sale or event; that there is adequate provision for the safe and convenient circulation of pedestrians; and further provided that there are no sales of goods from trucks	NP
(ii) Motor vehicle sales	NP
(iii) Lumberyards	NP
(iv) Auction markets	NP
Personal service establishments, having as their primary function the rendering of service to a client within a building. Such services may include, but are not limited to, barber and beauty shops; dry cleaning drop-off/pick-up shops; self-service	P
Business service establishments, having as their primary function the rendering of a service to a business client. Such services may include, but not be limited to, document reproduction, duplication, and administrative services	P
Product service establishments, having as their primary function the servicing or repair of a product, including, but not limited to, the repair or servicing of shoes, audio and visual equipment, appliances, jewelry, and watches. Motor vehicle body shops shall not be permitted	P
Business offices whose operations are designed to attract and service customers or clients on the premises, including, but not limited to, insurance agents; travel agencies; realtor; finance companies; and tax preparation services	P
Banks, with no drive-through services	P
Professional offices	P
Indoor athletic, exercise, or recreation facilities	P
Childcare center	P
Type of Use	AH Zone

FAIR HAVEN CODE

Drive thru uses	NP
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Type of Use	AH Zone
Other Uses Incidental and Accessory to the Principal Permitted Use	
Seasonal Outdoor Café and/or Outdoor Dining subject to § 4-2 of the Borough Code	A
Private garages	NP
Home occupations	NP
Drive-through services	NP
Signs (pursuant to § 30-7.24 of the Borough Code)	A
Fences and walls	A
Off-street parking	A
Loading and unloading areas	A
Essential services	A