

LAND USE AND DEVELOPMENT REGULATIONS

30 Attachment 8

Borough of Fair Haven

Table AHO (Subsection 30-5.1)
Schedule of Permitted Uses- Affordable Housing Overlay Districts
[Added 9-28-2020 by Ord. No. 2020-08; amended 10-11-2022 by Ord. No. 2022-15]

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

Type of Use	AHO-1 Zone	AHO-2 Zone	AHO-3 Zone	AHO-4 Zone	AHO-5 Zone
Residential/Mixed-Use					
Mixed-use residential with required commercial on the ground floor (1)(2)	P	P	P	P	NP
Inclusionary multifamily residential	NP	P	NP	NP	NP
Inclusionary age-restricted residential consisting of market-rate townhouses and affordable townhouses or apartment flats, provided the exterior design of the apartment flats is consistent with the design of the townhouses. "Townhouses" are defined as a one-family dwelling in a row of units in which each unit has its own front and rear access to the outside, no unit is located over another units and each unit is separated from any other unit by one or more common fire-resistant walls.	NP	NP	NP	NP	P(4)
Inclusionary residential consisting of market-rate townhouses and affordable townhouses or apartment flats, provided the exterior design of the apartment flats is consistent with the design of the townhouses, as defined above.	NP	NP	NP	NP	P(3)(4)
Retail/Service/Office					
Restaurant	P	P	P	P	NP
Retail sale or rental of goods, merchandise, or equipment, art galleries, artist studios, except for the following:	P	P	P	P	NP
(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.	P	P	P	P	NP

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Type of Use	AHO-1 Zone	AHO-2 Zone	AHO-3 Zone	AHO-4 Zone	AHO-5 Zone
(ii) Motor vehicle sales	NP	NP	NP	NP	NP
(iii) Lumberyards	NP	NP	NP	NP	NP
(iv) Auction markets	NP	NP	NP	NP	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	P	P	P	NP
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	P	P	P	NP
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	P	P	P	NP
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	P	P	P	NP
Banks, with no drive-through services	P	P	P	P	NP
Professional offices	P	P	P	P	NP
Indoor athletic, exercise, or recreation facilities	P	P	P	P	NP
Childcare center	P	P	P	P	NP
Public/Quasi-Public					
Municipal facilities operated by the Borough, volunteer fire house, first aid station	P	P	P	P	NP
Municipal parks and recreation	P	P	P	P	NP
Post Office	P	P	P	P	NP
Public Library	P	P	P	P	NP
Other Uses Incidental and Accessory to the Principal Permitted Use					
Private garages (pursuant to § 30-7.25)	NP	NP	NP	NP	A
Home occupations	NP	NP	NP	NP	NP
Drive-through services	NP	NP	NP	NP	NP
Signs (pursuant to the applicable Zone standards)	A	A	A	A	A
Fences and walls (pursuant to the applicable Zone standards)	A	A	A	A	A
Off-street parking	A	A	A	A	A
Loading and unloading areas	A	A	A	A	A
Essential services	A	A	A	A	A
Private swimming pools	NP	NP	NP	NP	A
Shed	NP	NP	NP	NP	A

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1. Some of the first-floor building length may be used for access to the residential portion of the building.
2. Lots with sufficient depth to permit both a first-floor nonresidential use fronting River Road and first-floor apartment(s) behind that nonresidential use, such apartment(s) will be allowed (the “rear apartments”), but in no event shall the rear apartments exceed two stories even if the mixed-use component of a single building is three total stories.
3. In the event that there has been no contract for sale to transfer ownership of the property and/or a letter of intent for both acquisition and construction in a manner consistent with the inclusionary age-restricted housing standards by December 31, 2022.
4. A master bedroom and bathroom shall be required on the ground floor of any townhouse unit.