

# ZONING

## 600 Attachment 1

### Borough of North Haledon Zoning Area and Limiting Schedule

**[Amended 4-13-1988 by Ord. No. 7-1988; 4-13-1988 by Ord. No. 8-1988; 4-20-1994 by Ord. No. 2-1994; 12-16-1998 by Ord. No. 16-1998; 12-16-1998 by Ord. No. 17-1998; 12-16-1998 by Ord. No. 18-1998; 2-21-2001 by Ord. No. 2-2001; 10-15-2014 by Ord. No. 22-2014; 8-15-2018 by Ord. No. 15-2018]**

Type of District	Minimum Size Lot			Maximum Compatible Size Lot (square feet) <sup>a, c</sup>	Maximum Building Coverage (percentage of lot area)	Maximum Impervious Coverage (percentage of lot area)	Maximum Building Height (feet)	Front Yard Depth to Street Line (feet) <sup>d, e</sup>	Mandatory Open Spaces <sup>f</sup>			Total Both Sides (feet)
	Area (square feet) <sup>a</sup>	Width (linear feet) <sup>b</sup>	Depth (linear feet)						Rear Yard Depth (feet) <sup>f</sup>	One Side (feet) <sup>f</sup>	Side Yards Adjacent Residential District (feet) <sup>f</sup>	
RA-1 Residential	25,000	125	150	60,000	15%	35%	35	40	50	20		45
RA-2 Residential	20,000	125	150	40,000	20%	40%	35	40	50	20		45
RA-3 Residential	15,000	100	125	30,000	25%	40%	35	35	30	12		30
B-1 Business	20,000	125	150	40,000	30%		35	40	50	— <sup>h</sup>	20	No requirement
B-2 Business	15,000	100	125	30,000	35%		35	40	35	— <sup>h</sup>	20	No requirement
I-1 Industrial	40,000	150	200	60,000	25%		40	50	50; 100 adjacent residential	25	50	
I-2 Industrial	20,000	125	150	40,000	35%		40	35	50; 100 adjacent residential	25	50	
AHTD-1 Affordable Housing Townhouse District 1	See Article XVIII											
AHTD-2 Affordable Housing Townhouse District 2	See Article XVII											

NORTH HALEDON CODE

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	Area (square feet) <sup>a</sup>	Width (linear feet) <sup>b</sup>	Depth (linear feet)						Rear Yard Depth (feet) <sup>f</sup>	One Side (feet) <sup>f</sup>	Side Yards Adjacent Residential District (feet) <sup>f</sup>	
AAHD Affordable Adult Housing District	See Article XX											
MFTH Residential/ Multifamily Townhouse Zone	See Article XXI											
BE Banquet Establishment District	See Article XXII											

**NOTES:** The requirements set forth in the respective columns are subject to exceptions as hereinafter indicated.

<sup>a</sup> Minimum lot area as shown is limited to a maximum average grade up to and including 8%. Increase minimum lot area by 2,000 square feet for every 1% of grade or fraction thereof above 8%.

<sup>b</sup> Mean horizontal width measured between side lot lines at the required minimum setback line.

<sup>c</sup> No lot shall have a proportion of width to depth greater than one-to-three if the area of the lot is the limiting factor.

<sup>d</sup> Provided that in no case shall the minimum depth of the building setback line be less than 60 feet from the center line of the street.

<sup>e</sup> Height of finished grade at front of building to be maximum 10% of minimum front yard above or below curb level. For distances above or below curb level greater than 10% increase minimum front yard at a ratio of two-foot increase in front yard for every one foot of height above or below maximum allowable.

<sup>f</sup> If a structure is to be erected on a corner lot or on a through lot in any district, all yards that abut a street line shall be deemed front yards and shall be subject to minimum front yard depth requirement.

<sup>g</sup> For minimum open space requirements for the construction of accessory buildings, see Article IX, Supplemental Use and Building Regulations, of this chapter.

<sup>h</sup> A twenty-five-foot-wide access in the rear yard shall be provided, unless a commonly owned driveway not less than 25 feet wide is connecting the rear yard with a public street.