

ZONING AND LAND DEVELOPMENT

540 Attachment 1

Borough of Hawthorne

Schedule of Area, Bulk, and Coverage Controls

District	Minimum Lot Area (square feet)	Minimum Lot Area per Dwelling Unit (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard (feet)	Minimum Side Yard (one/both feet)	Minimum Rear Yard (feet)	Maximum Height (feet/stories)	Maximum Lot Coverage
R-1A One-Family	18,750	18,750	125	150	50	15/40	50	35/2 1/2	25%
R-1 One-Family	5,000	5,000	50	100	20	10/20	25	35/2 1/2	35%
R-2 One- and Two-Family									
Detached Single-Family	5,000	5,000	50	100	20	10/20	25	35/2 1/2	35%
Two-Family Dwelling	6,500	3,250	65	100	20	10/25	25	35/2 1/2	35%
R-3 Apartment — Medium Density									
Detached Single-Family	5,000	5,000	50	100	20	10/20	25	35/2 1/2	40%
Two-Family	4,500	2,250	65	100	20	10/25	25	35/2 1/2	40%
Multifamily	10,000	1,600	100	100	25	10/20	20	35/2 1/2	75%
R-4 Garden Apartment	80,000	2,700 per (1) bedroom 3,200 per multi-bedroom units	200	150	40	20	30	35/2 1/2	35%
R-5 Planned Unit Development									
Single-family detached, groups of semi-attached or clustered units	10,000		100	100	40	10/25	30	35/2 1/2	40%
Townhouses					60 interior street/100			35/2 1/2	

HAWTHORNE CODE

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					major street				
R-6 Affordable Housing	9 acres				30	30/30	30	45 feet	50%
R-7 Assisted Living/Affordable Housing	4.5 acres		250		100	50/50	50	45/3	Building: 20% Impervious: 45%
R-8 Supportive Housing/Affordable Housing	0.5		100		10	10/25	20	40/3	Building: 50% Impervious: 75%
R-9 Affordable Housing	50,000		175		75	10/30	25	50 feet	Building: 30% Impervious: 75%
R-10 Detached Single-Family Affordable Housing	4,000		40	100	20	8/16	40	28/2	Building: 40% Impervious: 50%
B-1 Neighborhood Commercial	5,000	—	50	100	10	10/15	25	25/2	50%
B-2 Central Business	None	—	None	100	10	None, but if provided 10 feet, plus 5 for each story in excess of 2 stories	25	35/3	Building: 50% Impervious: 75%
B-3 Retail Business	20,000	—	100	150	Minimum 25 Maximum: 35	15/30	35	40/3	Maximum building: 50% Maximum impervious: 70%
B-3A Retail Business	12,500	—	100	100	Minimum 20 Maximum: 35	10/20	30	40/3	Maximum building: 50% Maximum impervious: 70%
O-1 Research and	80,000	—	200	400	100	50	75	35/3	80%

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Restricted Offices									
I-1 Industrial	10,000	—	80	100	25	10 feet plus 5 feet for each story in excess of 2 stories	25	35/3	50%