

LAND USE REGULATIONS

26 Attachment 1

**Limiting Schedule
Schedule of Limitations
(Section 26-501)**

Borough of Haworth

[Amended 10-22-2024 by Ord. No. 24-27]

General Limiting Schedule Notes:

1. For the purpose of this footnote only, the term "structure" shall exclude those structures whose specific and sole use is for active recreation purposes on a publicly owned site. Rather, those shall be referred to as "athletic structures". No structure shall be located closer than 300 feet from a public street or closer than 100 feet from Lake Shore Drive. No structure shall be located closer than 100 feet from any property line. No private active recreation use shall be located closer than 25 feet to a public street. Furthermore, no athletic structure and no public active recreation use on a public site shall be located closer than 15 feet to a public street.
2. For the purpose of this limiting schedule only, the term "block" shall mean the land that falls between street rights-of-way (either constructed or paper) and does not cross any street right-of-way.
3. Through lots do not have a rear yard or rear setback requirement since by definition they have two front yards and two side yards (see subsection 26-502.5 g.3).
4. Lots with three street frontages do not have a rear yard or rear setback requirement since they shall be deemed to have three front yards and one side yard.

**Minimum requirements for each lot
(unless noted as "max.")**

(Ord. No. 779 § 16-504; Ord. No. 821 § 2; Ord. No. 878 § 5; Ord. No. 2013-02 § 504; amended 11-28-2023 by Ord. No. 23-22)

	Residence Zone A	Residence Zone C	Business Zone D	Watershed/ Recreation Zone B	Residence Zone E	Municipal Use Zone MU
Area in square feet	15,000	45,000	Optional	4,000	25,000	15,000
Width of lot	125 feet	150 feet	Optional	N/A	125 feet	125 feet
Depth of lot	100 feet	100 feet	Optional	N/A	100 feet	100 feet

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	Residence Zone A	Residence Zone C	Business Zone D	Watershed/ Recreation Zone B	Residence Zone E	Municipal Use Zone MU
Frontage on nonrectangular lot	75 feet	100 feet	Optional	N/A	75 feet	50 feet
Front yard setback	The greater of 25' or the average front setback of the existing dwellings on the subject lot's side of the street on the individual block on which the subject lot is located. In no case shall the minimum required setback exceed the lesser of 50' or 25% of the lot depth.	The greater of 25' or the average front setback of the existing dwellings on the subject lot's side of the street on the individual block on which the subject lot is located. In no case shall the minimum required setback exceed the lesser of 50' or 25% of the lot depth.	4 feet	See General Limiting Schedule Note 1	The greater of 25' or the average front setback of the existing dwellings on the subject lot's side of the street on the individual block on which the subject lot is located. In no case shall the minimum required setback exceed the lesser of 50' or 25% of the lot depth.	25 feet
Side setback aggregate	35% of lot width	35% of lot width	None required	See General Limiting Schedule Note 1	35% of lot width	35% of lot width
Two sides	Minimum requirement not to exceed 50'	Minimum requirement not to exceed 50'	None required	See General Limiting Schedule Note 1	Minimum requirement not to exceed 50'	Minimum requirement not to exceed 50'
One side	15 feet	15 feet	None required	See General Limiting Schedule Note 1	15 feet	15 feet
Front yard setback for a corner or a Through lot	For each street frontage, the greater of 25' or the average front setback of the existing dwellings on the subject lot's side of the street on the individual block on which the subject front yard is located. In no case shall the	For each street frontage, the greater of 25' or the average front setback of the existing dwellings on the subject lot's side of the street on the individual block on which the subject front yard is located. In no case shall the	4 feet	See General Limiting Schedule Note 1	For each street frontage, the greater of 25' or the average front setback of the existing dwellings on the subject lot's side of the street on the individual block on which the subject front yard is located. In no case shall the	The greater of 25' or 25% of lot depth. Minimum requirement not to exceed 50' or average setback of existing dwellings on

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	Residence Zone A	Residence Zone C	Business Zone D	Watershed/ Recreation Zone B	Residence Zone E	Municipal Use Zone MU
	minimum required setback exceed the lesser of 50' or 25% of the lot dimension perpendicular to the frontage in question.	minimum required setback exceed the lesser of 50' or 25% of the lot dimension perpendicular to the frontage in question.			minimum required setback exceed the lesser of 50' or 25% of the lot dimension perpendicular to the frontage in question.	the block
Rear Yard setback	The greater of 30' or the average rear setback of the existing dwellings on the subject lot's side of the street on the individual block on which the subject rear yard is located. In no case shall the minimum required setback exceed the lesser of 50' or 25% of the lot dimension perpendicular to the rear lot line.	The greater of 30' or the average rear setback of the existing dwellings on the subject lot's side of the street on the individual block on which the subject rear yard is located. In no case shall the minimum required setback exceed the lesser of 50' or 25% of the lot dimension perpendicular to the rear lot line.	40 feet	See General Limiting Schedule Note 1	The greater of 30' or the average rear setback of the existing dwellings on the subject lot's side of the street on the individual block on which the subject rear yard is located. In no case shall the minimum required setback exceed the lesser of 50' or 25% of the lot dimension perpendicular to the rear lot line.	30% of lot depth. Minimum requirement not to exceed 50' or on a through lot the average setback of existing dwellings on street.
Parking	See Off- Street Parking Regulations	See Off- Street Parking Regulations	See Off- Street Parking Regulations	See Off-Street Parking Regulations	See Off-Street Parking Regulations	--
Height of structure (max.)	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Height of chimney (max.)	4' above top of roof structure	4' above top of roof structure	4' above top of roof structure	4' above top of roof structure	4' above top of roof structure	4' above top of roof structure
Dwelling units (max.)	One	One	None	None	One	None
Building coverage (max.)	25%	25%	None	--	25%	50%
Pavement	15%	15%	80%	--	15%	50%

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coverage (max.)						
Total impervious coverage (max.)	40% of lot area	40% of lot area	None	5% of lot area	40% of lot area	80% of lot area
Floor area ratio	0.37	0.26	N/A	N/A	0.175**	--

**Floor Area Ratio requirements for oversize lots in Residence Zone E only are addressed in the following table.

Zone - G: See subsection 26-502.10, Zone G - Massachusetts Ave. Residential/ Inclusionary Multifamily.

Floor Area Ratio for Oversize Lots in the Residence Zone E

Lot Area - Square Feet		Residence Zone E Only	
Minimum	Maximum	Floor Area Ratio	Maximum Total S.F.
45,001	50,000	0.175	N/A
50,001	55,000	0.165	N/A
55,001	60,000	0.155	N/A
Greater than 60,000 square feet		N/A	9,400 square feet