

LAND DEVELOPMENT

135 Attachment 3

Borough of Haddonfield

Figure D: General Zoning District Requirements
[Added 6-10-2008 by Ord. No. 2008-13; amended 11-7-2012 by Ord. No. 2012-16; 8-20-2019 by Ord. No. 2019-14]

Downtown Zone	D1	D2	D3	D4	D4-A
General use	COM, OFF, RES, PSI, PSII, PSIII	COM, OFF, RES, PSI, PSII, PSIII	COM, OFF, RES, PSI, PSII, PSIII	COM, OFF, RES	COM, OFF, RES, PSI
Ground use	COM, OFF, RES, PSI, PSII, PSIII	COM, OFF, RES, PSI, PSII, PSIII	COM, COMII, RES, OFF,* PSI, PSII, PSIII	COM	COM, PSI
Upper use	RES, OFF	RES, OFF	RES, OFF	RES, OFF	RES, OFF
Accessory use	RES, Parking	RES, Parking	RES, OFF, Parking	RES, Parking	RES, Parking
Conditional use	CVC	CVC	CVC, COM*, PSI, PSII, PSIII	CVC, COM*	CVC, COM*, PSI
Front setback (minimum)	5 to 25 feet	3 to 25 feet	0 to 25 feet	0 to 25 feet	0 to 25 feet
Side setback (minimum)	0 to 15 feet	0 to 15 feet	0 to 15 feet	0 to 15 feet	0 to 15 feet
Rear setback (minimum)	10 feet	10 feet	10 feet	5 feet	5 feet
3rd floor setback	15 feet (for 25 to 35 feet after 60 feet)	15 feet (for 25 to 35 feet after 60 feet)	15 feet (for 25 to 35 feet after 60 feet)	15 feet (for 25 to 35 feet after 60 feet)	15 feet (for 25 to 35 feet after 60 feet)
Maximum impervious (% of lot)	75	80	80	90	90
Maximum building coverage (% of lot)	50	50	50	65	65
Maximum 3rd floor (% of 2nd floor)	See § 135-38C(2)(d)	See § 135-38C(2)(d)	See § 135-38C(2)(d)	See § 135-38C(2)(d)	See § 135-38C(2)(d)
Maximum height (stories)	3	3	5**	3	3
Maximum height eave (feet)	28 to 33	28 to 33	28 to 33	33	33
Maximum height (feet)	36 feet	36 feet	36 feet**	36 feet***	36 feet***
Parking placement (uncovered)	Side or rear	Rear	Rear	Rear	Rear
Parking placement (covered)	Rear	Rear	Rear	Rear	Rear
Trash container placement	Rear	Rear	Rear	Rear	Rear
Maximum building width	100 feet	100 feet	100 feet	100 feet	100 feet
Maximum facade width	25 to 35 feet	25 to 35 feet	25 to 35 feet	25 to 35 feet	25 to 35 feet
Maximum distance between doors	25 to 35 feet	25 to 35 feet	25 to 60 feet	25 to 35 feet	25 to 35 feet
Maximum roofline width	60 feet	60 feet	60 feet	60 feet	60 feet
Door and windows (minimum %)	30	30	30	30	30

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	Downtown Zone	D1	D2	D3	D4	D4-A
P	Frontage percentage (minimum %)	50 feet	50 feet	50 feet	75 feet	75 feet
LOT	Lot – minimum area (square feet)	N/A	N/A	N/A	N/A	N/A
	Lot – minimum width (feet)	N/A	N/A	N/A	N/A	N/A
	Lot – minimum depth (feet)	N/A	N/A	N/A	N/A	N/A
	Maximum FAR	N/A	N/A	N/A	N/A	N/A

NOTES	<p>Minimum dimensions show range because requirements vary between building types</p>	<p>* Commercial uses are required at the ground floor in D4 along King’s Highway and in D3 along Ellis Street.</p> <p>** 55 feet maximum height within 80 feet of PATCO right-of-way and north of the center line of Euclid Ave.; must also be set back 80 feet from the center lines of Mt. Vernon or Redman Aves.</p> <p>***40 feet maximum height at special corners.</p> <p>CVC = Civic OFF=Office RES=Residential COM=Commercial COMII = Commercial Type II PSI = Personal Service Type I PSII = Personal Service Type II, a and b PSIII = Personal Service Type III</p>
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