

LAND DEVELOPMENT

135 Attachment 4

Borough of Haddonfield

Figure E: Summary of Bulk Requirements for Building Types by Zoning District
[Added 6-10-2008 by Ord. No. 2008-13]

		AB	CB	CH	CO	FB	LB	LW	MH	PB	SB	SFD	SC	TH	TW		
		Apartment Building	Civic Building	Cottage House	Courtyard Building	Flex Building	Liner Building	Live-Work Building	Manor House	Podium Building	Sideyard Building	House	Special Corner***	Townhome	Twins		
Footprint area (minimum/maximum in square feet)		6,500/10,000	No minimum/10,000	900/1,500	6,500/10,000	No minimum/10,000	No minimum/10,000	800/1,925	1,600/7,000	No minimum/10,000	1,680/4,200	1,400/4,200	No minimum/10,000	800/1,925	800/2,100		
Building width (minimum/maximum)		65 feet/100 feet	No minimum/100 feet	20 feet/30 feet	65 feet/100 feet	No minimum/100 feet	No minimum/100 feet	16 feet/35 feet	30 feet/60 feet	No minimum/100 feet	24 feet/60 feet	30 feet/60feet	No minimum/100 feet	16 feet/35 feet	16 feet/30 feet		
Maximum building coverage		D1	n/a	50%	50%	n/a	50%	n/a	50%	50%	n/a	50%	50%	n/a	50%	50%	
		D2	50%	50%	50%	50%	50%	50%	n/a	50%	50%	n/a	50%	n/a	n/a	50%	50%
		D3	50%	50%	50%	50%	50%	50%	50%	n/a	50%	n/a	n/a	n/a	n/a	50%	n/a
		D4	n/a	65%	n/a	n/a	65%	n/a	65%	n/a	n/a	n/a	n/a	n/a	65%***	n/a	n/a
Setbacks	Front (minimum/maximum)	D1	n/a	25 feet/ no maximum	10 feet/15 feet	n/a	5 feet/10 feet	n/a	5 feet/10 feet	10 feet/25 feet	n/a	10 feet/25 feet	10 feet/25 feet	n/a	5 feet/15feet	12 feet/25 feet	
		D2	3 feet/10 feet	25 feet/ no maximum	10 feet/15 feet	3 feet/10 feet	3 feet/10 feet	n/a	3 feet/10 feet	10 feet/20 feet	n/a	10 feet/25 feet	n/a	n/a	3 feet/10 feet	10 feet/20 feet	
		D3	0 feet/10 feet	25 feet/ no maximum	10 feet/15 feet	0 feet/10 feet	0 feet/10 feet	0 feet/10 feet	0 feet/10 feet	0 feet/10 feet	n/a	0 feet/10 feet	n/a	n/a	0 feet/10 feet	n/a	
		D4	n/a	25 feet/ no maximum	n/a	n/a	0 feet	n/a	0 feet/5 feet	n/a	n/a	n/a	n/a	n/a	0 feet/ 0 feet***	n/a	n/a
	Side (minimum/maximum)	D1	n/a	15 feet/ no maximum	3 feet/15 feet	n/a	0 feet/5 feet	n/a	0 feet/10 feet	5 feet/15 feet	n/a	3 feet/15 feet	5 feet/15 feet	n/a	0 feet	5 feet/15 feet	
		D2	5 feet/15 feet	15 feet/ no maximum	3 feet/15 feet	5 feet/10 feet	0 feet/5 feet	n/a	0 feet/10 feet	5 feet/15 feet	n/a	3 feet/15 feet	n/a	n/a	0 feet	5 feet/15 feet	
		D3	5 feet/10 feet	15 feet/ no maximum	3 feet/15 feet	5 feet/10 feet	0 feet/5 feet	0 feet/20 feet	0 feet/10 feet	n/a	0 feet/20 feet	n/a	n/a	n/a	0 feet	n/a	
		D4	n/a	15 feet/ no maximum	n/a	n/a	0 feet/5 feet	n/a	0 feet/5 feet	n/a	n/a	n/a	n/a	n/a	0 feet/ 5 feet***	n/a	n/a
	Rear (minimum/maximum)	D1	n/a	10 feet/ no maximum	10 feet/ no maximum	n/a	10 feet/ no maximum	n/a	10 feet/ no maximum	10 feet/ no maximum	n/a	10 feet/ no maximum	10 feet/ no maximum	n/a	10 feet/ no maximum	10 feet/ no maximum	
		D2	10 feet/ no maximum	10 feet/ no maximum	10 feet/ no maximum	10 feet/ no maximum	10 feet/ no maximum	n/a	10 feet/ no maximum	10 feet/ no maximum	n/a	10 feet/ no maximum	n/a	n/a	10 feet/ no maximum	10 feet/ no maximum	
		D3	10 feet/ no maximum	10 feet/ no maximum	10 feet/ no maximum	10 feet/ no maximum	10 feet/ no maximum	10 feet/ no maximum	10 feet/ no maximum	n/a	10 feet/ no maximum	n/a	n/a	n/a	10 feet/ no maximum	n/a	
		D4	n/a	5 feet/25 feet	n/a	n/a	5 feet/25 feet	n/a	5 feet/25 feet	n/a	n/a	n/a	n/a	n/a	5 feet/ 25 feet***	n/a	n/a

HADDONFIELD CODE

			AB	CB	CH	CO	FB	LB	LW	MH	PB	SB	SFD	SC	TH	TW	
			Apartment Building	Civic Building	Cottage House	Courtyard Building	Flex Building	Liner Building	Live-Work Building	Manor House	Podium Building	Sideyard Building	House	Special Corner***	Townhome	Twins	
Height	Minimum/ maximum (stories)	D1	n/a	1/3	1/2	n/a	2/3	n/a	2/3	2/3	n/a	1/3	1/3	n/a	2/3	2/3	
		D2	2/3	1/3	1/2	1/3	2/3	n/a	2/3	2/3	n/a	1/3	n/a	n/a	2/3	2/3	
		D3	2/3	1/3	1/2	1/3	2/3	2/5	2/3	n/a	3/5	n/a	n/a	n/a	2/3	n/a	
		D4	n/a	1/3	n/a	n/a	2/3	n/a	2/3	n/a	n/a	n/a	n/a	n/a	2/3***	n/a	n/a
	Maximum (feet)	D1	n/a	36	24	n/a	36	n/a	36	36	36	n/a	36	36	n/a	36	36
		D2	36	36	24	36	36	n/a	36	36	36	n/a	36	n/a	n/a	36	36
		D3	36	36	24	36	36	36 (55**)	36	n/a	36 (55**)	n/a	n/a	n/a	n/a	36	n/a
		D4	n/a	36	n/a	n/a	36	n/a	36	n/a	n/a	n/a	n/a	n/a	40***	n/a	n/a
Accessory structure	Maximum building footprint in square feet		Not permitted	800	Not permitted	Not permitted	Not permitted	Not permitted	800	Not permitted	Not permitted	800	800	Not permitted	800	800	
	Maximum height		n/a	18 feet	n/a	n/a	n/a	n/a	18 feet	n/a	n/a	18 feet	18 feet	n/a	18 feet	18 feet	
	Setback (minimum/ maximum)	Alley	n/a	0 feet/5 feet	n/a	n/a	n/a	n/a	0 feet/5 feet	n/a	n/a	3 feet/5 feet	3 feet/5 feet	n/a	3 feet/5 feet	3 feet/5 feet	
		Main building	n/a	6 feet/ no maximum	n/a	n/a	n/a	n/a	6 feet/ no maximum	n/a	n/a	6 feet/ no maximum	6 feet/ no maximum	n/a	6 feet/ no maximum	6 feet/ no maximum	
		Side yard	n/a	3 feet/ no maximum	n/a	n/a	n/a	n/a	0 feet/ no maximum	n/a	n/a	3 feet/ no maximum	3 feet/ no maximum	n/a	0 feet/ no maximum	0 feet/ no maximum	
Parking	For development that is only residential		1.5/unit standard*	n/a	1.5/unit standard*	1.5/unit standard*	1.5/unit standard*	1.5/unit standard*	1.5/unit standard*	1.5/unit standard*	1.5/unit standard*	1.5/unit standard*	1.5/unit standard*	n/a	1.5/unit standard*	1.5/unit standard*	
	Mixed-use	Residential	1.5/unit	1.5/unit	1.5/unit	1.5/unit	1.5/unit	1.5/unit	1.5/unit	1.5/unit	1.5/unit	1.5/unit	1.5/unit	1.5/unit	1.5/unit	1.5/unit	
		Commercial	3/1,000 square feet	3/1,000 square feet	3/1,000 square feet	3/1,000 square feet	3/1,000 square feet	3/1,000 square feet	3/1,000 square feet	3/1,000 square feet	3/1,000 square feet	3/1,000 square feet	3/1,000 square feet	3/1,000 square feet	3/1,000 square feet	3/1,000 square feet	

NOTES:

* This parking standard for residential development is based on the need to provide flexibility with respect to permitted changes of use, both residential and nonresidential, for this structure type within the context of infill development and redevelopment in the downtown districts. This standard is consistent with the Master Plan for the downtown area and with the off-street parking standards in § 135-86. This standard shall be effective if a de minimus exception, waiver or special area standard is granted pursuant to the Residential Site Improvement Standards at N.J.A.C. 5:21-3; otherwise the standards provided in Table 4.4 at N.J.A.C. 5:21-4.14 shall be effective.

** Special maximum height zone.

*** Special corners are only allowed at three intersections inside of the D4 Zone [See § 135-38E(17)(b)] and where not noted will follow D4 bulk requirements.