

LAND DEVELOPMENT

135 Attachment 6

**Borough of Haddonfield**

**Permitted Yard Encroachments in the R, O, C and P Zones Outside of the Downtown Business Zoning District  
[Added 5-14-2019 by Ord. No. 2019-05]**

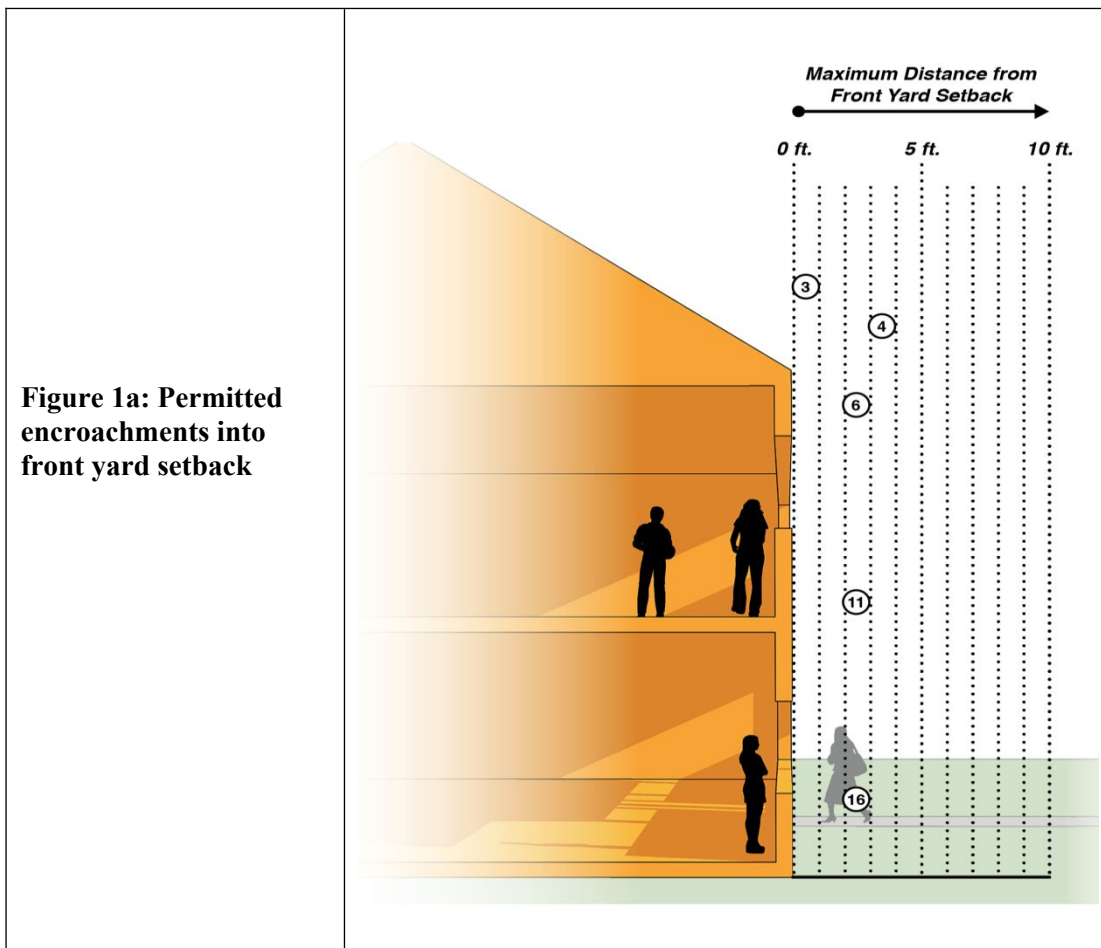
The following limitations apply only when all or a portion of the feature encroaches into a required yard.

	<b>Encroachment</b>	<b>Permitted in Front Yard?</b>	<b>Permitted in Side Yard?</b>	<b>Permitted in Rear Yard?</b>	<b>Other Limitations When Feature Encroaches into a Yard**</b>
①	Air conditioners (ground-mounted)	No	No	Yes	Limited to 4-foot depth and 10-foot width
②	Air conditioners (window-mounted)	Yes	Yes	Yes	
③	Architectural features such as sills, belt courses, cornices and window flower boxes	Yes	Yes	Yes	Limited to 1-foot depth
④	Cantilevered awnings and unsupported door canopies	Yes	Yes	Yes	Limited to 4-foot depth
⑤	Balconies (unroofed) and terraces	No	No	Yes	Limited to 4-foot depth and 8-foot width
⑥	Bay, bow or box windows and oriels	Yes	Yes	Yes	Limited to 3-foot depth and 10-foot width. Height limited to 8 feet
⑦	Bilco doors	No	No	Yes	Limited to 6-foot depth. Area of such encroachment, including the slab, shall not exceed 36 square feet
⑧	Chimneys (ground-supported)	No	Yes	Yes	Limited to 3-foot depth and 8-foot width
⑨	Chimney box structures and flues, stacks and vents attached to the facade	No	Yes	Yes	Limited to 3-foot depth. Area of such encroachment projected to ground level shall not exceed 18 square feet
⑩	Deck (unenclosed)	No	Yes	Yes	Limited to 4-foot depth and 10-foot width
⑪	Eaves, gutters and pent roofs between 1st and 2nd stories	Yes	Yes	Yes	Limited to 3-foot depth

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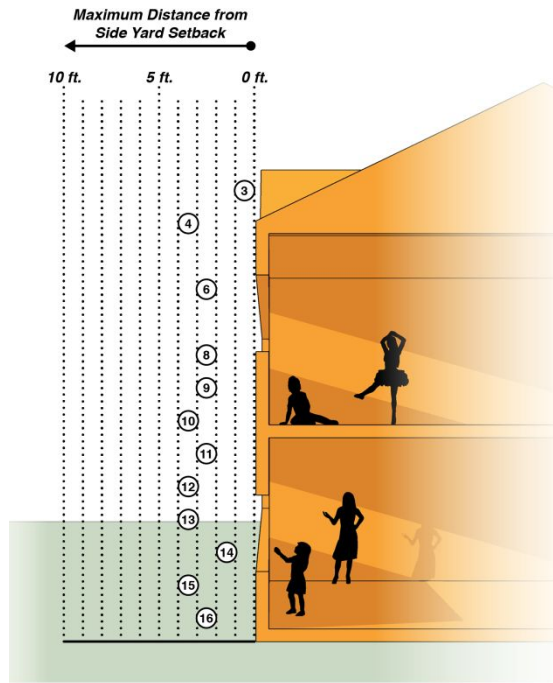
	<b>Encroachment</b>	<b>Permitted in Front Yard?</b>	<b>Permitted in Side Yard?</b>	<b>Permitted in Rear Yard?</b>	<b>Other Limitations When Feature Encroaches into a Yard**</b>
⑫	Porticos, entrance stoops and landings (unenclosed)	No	Yes	Yes	Limited to 4-foot depth and 5-foot width. Height limited to 3 feet
⑬	Fire escapes	No	Yes	Yes	Limited to 4-foot depth
⑭	Garden windows	No	Yes	Yes	Limited to 2-foot depth and 4-foot width. Height limited to 5 feet
⑮	Pergolas attached to the principal building	No	Yes	Yes	Limited to 4-foot depth and 10-foot width
⑯	Window wells (basement)	Yes	Yes	Yes	Limited to 3-foot depth and 7-foot width. Height limited to 1 foot above grade

[Note: numbers in Figure 1 illustration correspond to left-hand column in table above]

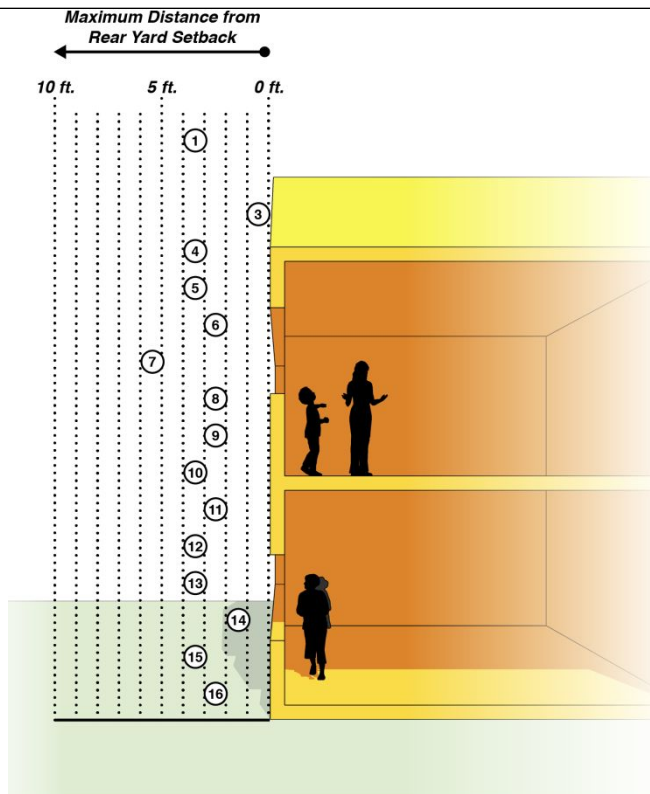


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**Figure 1b: Permitted encroachments into side yard setback**



**Figure 1c: Permitted encroachments into rear yard setback**



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