

LAND DEVELOPMENT

135 Attachment 7

Borough of Haddonfield

Analysis for Front Yard Setbacks
[Added 5-14-2019 by Ord. No. 2019-05]

The following neighborhood context analysis (see Figure 3) shall be used to determine what the required front yard setback is for lots in the R2, R3, R4, R5, R5A, R6, R7, R8 and R9 Zones.

Step 1. Identify the lots to be analyzed based on the following distances from the subject lot. Only lots on the same side of the street as the subject lot are to be included; however, the measurement extends beyond a cross street. To be included, the required distances must encompass at least a portion of the lot.

**Measuring Distance from Each Side of the
Subject Lot**

Zone	(feet)
R2	500
R3	400
R4	320
R5	300
R5A	300
R6	240
R7	200
R8	160
R9	160

Step 2. Determine the actual front yard setback on each lot.

Step 3. Eliminate the highest value and lowest value. Only one high and one low value are eliminated, even if there are multiple measurements at that same value.

Step 4. Calculate the average of the remaining values.

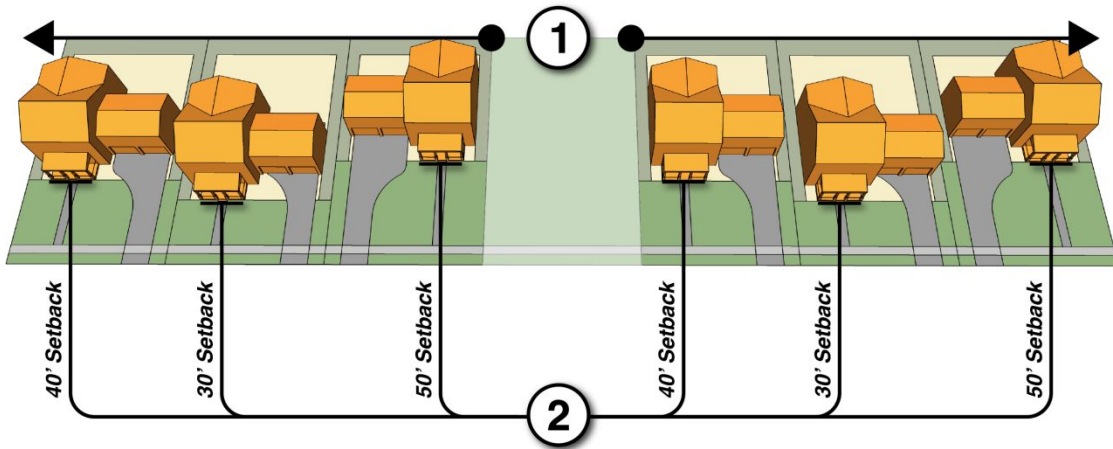
A larger front yard is permissible provided it is no more than 10% larger than the minimum.

Step 5. In the event an average front yard can't reasonably be determined by the above steps, the following minimum front yard setbacks shall apply:

Zone	Minimum Front Yard (feet)
R2	40
R3	35
R4	35
R5	30
R5A	40
R6	30
R7	20
R8	20
R9	5

HADDONFIELD CODE

FIGURE 3



- 3
- 30' Setback ✗
 - 30' Setback ✓
 - 40' Setback ✓
 - 40' Setback ✓
 - 50' Setback ✓
 - 50' Setback ✗

