

ZONING

600 Attachment 1

**Borough of North Haledon
Zoning Area and Limiting Schedule**

[Amended 4-13-1988 by Ord. No. 7-1988; 4-13-1988 by Ord. No. 8-1988; 4-20-1994 by Ord. No. 2-1994; 12-16-1998 by Ord. No. 16-1998; 12-16-1998 by Ord. No. 17-1998; 12-16-1998 by Ord. No. 18-1998; 2-21-2001 by Ord. No. 2-2001¹]

| Type of District | Minimum Size Lot | | | Maximum Compatible Size Lot (square feet) ^{b, c} | Maximum building Coverage (percentage of lot area) | Maximum Impervious Coverage (percentage of lot area) | Maximum building Height (feet) | Front Yard Depth to Street Line (feet) ^{d, e} | Mandatory Open Spaces ^g | | | Total Both Sides (feet) |
|--|---------------------------------|----------------------------------|---------------------|---|--|--|--------------------------------|--|--------------------------------------|------------------------------|--|-------------------------|
| | Area (square feet) ^a | Width (linear feet) ^b | Depth (linear feet) | | | | | | Front Yard Depth (feet) ^f | One Side (feet) ^f | Side Yards Adjacent Residential District (feet) ^f | |
| RA-1 Residential | 25,000 | 125 | 150 | 60,000 | 15% | 35% | 35 | 40 | 50 | 20 | | 45 |
| RA-2 Residential | 20,000 | 125 | 150 | 40,000 | 20% | 40% | 35 | 40 | 50 | 20 | | 45 |
| RA-3 Residential | 15,000 | 100 | 125 | 30,000 | 25% | 40% | 35 | 35 | 50 | 12 | | 30 |
| B-1 Business | 20,000 | 125 | 150 | 40,000 | 30% | | 35 | 40 | 50 | — ^h | 20 | No requirement |
| B-2 Business | 15,000 | 100 | 125 | 30,000 | 35% | | 35 | 40 | 35 | — ^h | 20 | No requirement |
| I-1 Industrial | 40,000 | 150 | 200 | 60,000 | 25% | | 40 | 50 | 50; 100 adjacent residential | 25 | 50 | |
| I-2 Industrial | 20,000 | 125 | 150 | 40,000 | 35% | | 40 | 35 | 50; 100 adjacent residential | 25 | 50 | |
| AHTD-1 Affordable Housing Townhouse District 1 | See Article XVIII | | | | | | | | | | | |
| AHTD-2 Affordable Housing Townhouse District 2 | See Article XVII | | | | | | | | | | | |
| AAHD Affordable Adult Housing District | See Article XX | | | | | | | | | | | |

¹ Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

NORTH HALEDON CODE

| Type of District | Minimum Size Lot | | | Maximum Compatible Size Lot (square feet) ^{a,c} | Maximum building Coverage (percentage of lot area) | Maximum Impervious Coverage (percentage of lot area) | Maximum building Height (feet) | Front Yard Depth (feet) ^{d,e} | Mandatory Open Spaces | | | Total Both Sides (feet) |
|---|---------------------------------|----------------------------------|---------------------|--|--|--|--------------------------------|--|--|------------------------------|--|-------------------------|
| | Area (square feet) ^a | Width (linear feet) ^b | Depth (linear feet) | | | | | | Rear Yard Depth to Street Line (feet) ^f | One Side (feet) ^f | Side Yards Adjacent Residential District (feet) ^f | |
| MFTH Residential/Multifamily Townhouse Zone | See Article XXI | | | | | | | | | | | |
| BE Banquet Establishment District | See Article XXII | | | | | | | | | | | |

NOTES: The requirements set forth in the respective columns are subject to exceptions as hereinafter indicated

^a Minimum lot area as shown is limited to a maximum average grade up to and including 8%. Increase minimum lot area by 2,000 square feet for every 1% of grade or fraction thereof above 8%

^b Mean horizontal width measured between side lot lines at the required minimum setback line.

^c No lot shall have a proportion of width to depth greater than on-to-three if the area of the lot is the limiting factor.

^d Provided that in no case shall the minimum depth of the building setback line be less than 60 feet from the center line of the street.

^e Height of finished grade at front of building to be maximum 10% of minimum front yard above or below curb level. For distances above or below curb level greater than 10% increase minimum front yard at a ratio of two-foot increase in front yard for every one foot of height above or below maximum allowable.

^f If a structure is to be erected on a corner lot or on a through lot in any district, all yards that abut a street line shall be deemed front yards and shall be subject to minimum front yard depth requirement.

^g For minimum open space requirements for the construction of accessory buildings, see article IX, Supplemental Use and Building Regulations, of this chapter.

^h A twenty-five-foot-wide access in the rear yard shall be provide, unless a commonly owned driveway not less than 25 feet wide is connecting the rear yard with a public steet.