

DOWNTOWN HADDONFIELD ZONING CODE
BOROUGH OF HADDONFIELD, NEW JERSEY

May 12, 2008

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The attached documents for the ***Downtown Haddonfield Zoning Code*** are submitted for review and consideration of the Borough Planning Board. The new ordinance, as proposed for consideration of the Planning Board and public review codifies the findings and detailed recommendations of the Downtown Area Master Plan completed in 2007. Downtown Haddonfield, now generally zoned CBD or office, is reorganized into character districts or zones established to reflect distinct physical and operational characteristics of downtown.

- King’s Highway, the Borough’s Main Street, is coded for similarly-scaled buildings occupied by the traditional mix of uses – calibrated to the 21st century potential of a dynamic town center.
- The blocks just off King’s Highway are coded to preserve and encourage Building Types that enable occupation by community-serving uses in a walkable environment.
- Areas at the edges of the Downtown Area are coded to ensure that future development is compatible with adjacent residential districts, and to create a clear transition and buffer.

In concert with the public review and adoption procedure, the following legislative actions are needed or recommended to support the implementation of the code.

1. **Article II “Definitions”**

Amend Article II, Definitions, to add new entries supporting the Downtown Code, and remove others that are no-longer necessary.

2. **Article III §135-11 and §135-12 “Zoning Map”**

Amend Article III § 35-11 and 12 to replace Section 135-38 CBD with Downtown Haddonfield Zoning Code. Adopt the revised regulation map and four “Downtown Zones” D1, D2, D3, and D4.

3. **Article III §135-21 “Yard Exceptions”**

Amend Article III § 135-21 “Yard Exceptions” to clarify requirements related to balconies and bay windows in the Downtown Districts.

4. **Article V §135-38 “~~Central Business District~~”**

A complete document, “Downtown Haddonfield Zoning Code,” will be provided to the Borough of Haddonfield to replace the CBD §135-38. It will be in full color with graphics and a layout specific to this section, The

document will be delivered as a pdf, although editable tables and other text found in the document will be provided in Excel or Word form.

5. **Article VII §135-65 “Conditional Uses”**

A Word document will be provided to the Borough of Haddonfield proposing amendments to §135-65 “Specific Requirements outside Downtown Zoning Districts” and adding §135-65A “Specific Requirements within Downtown Zoning Districts.”

6. **Article IX §135-86B “Number of spaces”**

A Word document will be provided to the Borough of Haddonfield proposing the replacement of §135-68B “Number of spaces” with updated text to include “Number of spaces within Downtown Districts” for residential and nonresidential uses.

7. **Article XIV §135-123 “Zoning Permits and Special Use Permits”**

Amend Article XIV § 135-123 “Zoning Permits and Special Use Permits” to include requirements for determination of compliance in the event of substantial alterations or changes to a property.

*Proposed additions to the existing Land Development Ordinance are underlined.
Proposed deletions are in ~~strikeout~~.*

ARTICLE II Definitions

§ 135-7. Standard meanings.

For the purposes of this chapter, certain words and phrases shall have certain meanings, which for words of the singular number shall include the plural number, and vice versa, for words of the female gender shall include the male gender and vice versa, and for words in the present tense shall include the future tense.

§ 135-8. Mandatory and permissive words.

For the purposes of this chapter, the term “shall” indicates a mandatory requirement, and the term “may” indicates a permissive action.

§ 135-9. Statutorily defined words.

For the purposes of this chapter, the meaning of words and phrases as defined in the Municipal Land Use Law shall have the meaning as defined therein, unless expressly defined to the contrary in this chapter.

§ 135-10. Definitions.

For the purposes of this chapter, the following words and phrases shall have the following definitions:

ACCESSORY BUILDING OR STRUCTURE — A building or structure which requires a footing and which is customarily associated with and is subordinate and incidental to a principal building or structure, and which is located on the same tax lot therewith, including but not limited to garages, carports, doghouses, sheds, freestanding air-conditioning units, nonportable swimming pools, tennis courts, and other similar structures. Any accessory building or structure attached to the principal building or structure shall be considered part of that principal building or structure.

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

ACCESSORY DWELLING UNIT — A single bedroom and associated living area, kitchen and bathroom facilities within an Accessory Building or Structure in a Downtown Zoning District on a lot for which residential is an allowable use.

ACCESSORY USE — A use of land or of a structure or portion thereof that is incidental and subordinate and customarily supportive of and to the principal use of the land or structure and located on the same lot with such principal use. **[Amended 7-23-2002 by Ord. No. 1825, effective 9-15-2002]**

ADA — Americans With Disabilities Act. Signed into law on July 26 1990, the Americans with Disabilities Act is a wide-ranging legislation intended to make American Society more accessible to people with disabilities.

ADMINISTRATIVE OFFICER — The Zoning Officer of the Borough of Haddonfield, or such other municipal official as may hereafter be designated by ordinance, who shall exercise all of the

duties, responsibilities and authority granted to the Administrative Officer by the Municipal Land Use Law.

ALTERATIONS OR ADDITIONS, STRUCTURAL — Any change in or additions to the supporting members of a building or structure, such as walls, columns, beams, girders, joists, or posts.

APPLICANT — The landowner or any other person holding an option or contract to purchase, or any other person authorized in writing to act for any of the foregoing persons in submitting an application under this chapter.

APPLICATION FOR DEVELOPMENT — The application form or appeal form, and all accompanying documents required by this chapter or state law to be submitted for review of a subdivision plat, site plan, conditional use, zoning variance, Historic District certificate of appropriateness, or direction for issuance of a permit pursuant to the Municipal Land Use Law.

APPROVING AUTHORITY — The Planning Board of the Borough of Haddonfield or the Zoning Board of Adjustment of the Borough of Haddonfield, unless some other agency is designated by state, federal or local law.

ARCADE — A series of piers topped by arches that support a permanent roof over a sidewalk. It is also the space contiguous to the pedestrian realm separated by those columns. The space is open to the public and serves as an entrance into a building.

AWNING — A non-permanent roof-like structure supported by a frame that projects out from a facade over windows and doors;.

BALCONY — An open portion of an upper floor that extends beyond a building's exterior wall and is not supported from below by vertical columns or piers.

BASEMENT — That portion of a building below the ground floor, unless the finished surface of the floor above the basement is more than six feet above the average finished ground level around the building's perimeter, or more than six feet above the finished ground level for more than 50% of the total building perimeter, or more than 12 feet above the finished ground level at any point along the building's perimeter. **[Amended 7-23-2002 by Ord. No. 1825, effective 9-15-2002]**

BAY WINDOW — A window that projects beyond the exterior wall of a building; it is permitted to overhang the front property line.

BEDROOM — A room planned and used primarily for sleeping, separable from other rooms by a door, and accessible to a bathroom without going through another bedroom.

BLOCK — An area that can be comprised of parcels and alleys, and that is surrounded by rights-of-way on all sides.

BLOCKFACE — Those properties having frontage and property addresses on the same side and section of the street between a pair of cross streets. **[Amended 7-23-2002 by Ord. No. 1825, effective 9-15-2002]**

BOROUGH — The Borough of Haddonfield, in the County of Camden and State of New Jersey.

BUILDING — A structure or extension thereof or addition thereto having a roof supported by such things as columns, posts, piers or walls, and intended for the shelter, housing or enclosing of persons, animals or property.

BUILDING FOOTPRINT — The area within the perimeter of a building, typically measured at the foundation.

~~BUILDING HEIGHT — The vertical distance measured from the average finished ground level around the building's perimeter to the highest point on the roof surface. In all instances where this chapter provides for a height limitation by reference to a specified height and a specified number of stories, the intent is to limit the height to the specified maximum height and the specified number of stories within that height. [Amended 7-23-2002 by Ord. No. 1825, effective 9-15-2002]~~

BUILDING TYPE — A Downtown Zoning District category of structure that is determined by a building's height, scale, use, and location of the building on its lot.

BUILD-TO LINE — The minimum distance a building can be placed from a lot line.

BUSINESS OFFICE — The office of any legal enterprise, which is identified by a legal exterior sign, employees, personnel who must come to the business, etc., but excluding retail uses, professional uses, personal service uses, and banks.

CHURCH — A house of worship.

CIVIC BUILDING — A Building Type in a Downtown Zoning District that contains public or civic uses of special significance to residents, employees, or visitors. Civic buildings are used for the following purposes: community services, day care, education, government, places of worship, or social services. Civic buildings do not include retail buildings, residential buildings, or buildings with private offices.

CIVIC USE — Use of a Lot, Building, or Structure by a House of Worship, library, school, or Municipal Use.

COLONNADE — Similar to an Arcade but supported by vertical columns without arches.

COMMERCIAL USE — A category of uses that includes Retail and Personal Service Uses, but excludes offices and Residential Uses.

COMMON PROPERTY — A parcel or parcels of land, or an area of water, or a combination thereof, together with the improvements thereon, intended for the ownership, use and enjoyment of the owners and residents of a development. Common property may contain such accessory structures and improvements as are necessary for the use or enjoyment of the owners and residents of a development.

COMPLETE APPLICATION — An application form completed as specified by this chapter and the rules and regulations of the Borough of Haddonfield and all accompanying documents required by this chapter for review of the application for development, including where applicable, but not limited to, a site plan or subdivision plat, provided that the municipal agency may require such additional information not specified in this chapter or revisions to the accompanying documents as are reasonably necessary to make an informed decision as to whether the requirements necessary for approval of the application for development have been met.

CONDITIONAL USE — A use permitted in a particular zoning district only upon a showing that such use in a specified location will comply with the conditions and standards for the location or operation of such use as specified in this chapter.

CONSTRUCTION CODE OFFICIAL — The Construction Code Official of the Borough of Haddonfield, or such other individual designated by the Board of Commissioners. **Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).**

CORNER BUILDING — A building in a Downtown Zoning District constructed on the corner of a block to hold the spatial definition of an intersection. That design technique is often referred to as “holding the corner.”

CORNER LOT LINE — The property line of a corner lot along the secondary street.

CORNICE — A traditional architectural feature with horizontal molding projecting from the facade.

CORNICE LINE — A prominent, continuous, horizontally projecting feature surmounting a building's front facade, dividing it horizontally for compositional purposes.

COTTAGE HOUSE — A Building Type in a Downtown Zoning District that is a variant of the Single Family Detached House Building Type, with a lower allowable height and smaller side and front setbacks. It is intended for smaller lots.

COURTYARD — An outdoor area that is enclosed by a building on at least three sides and is open to the sky.

COURTYARD BUILDING — A Building Type in a Downtown Zoning District with multiple dwellings that are arranged around and fronting on a central garden or courtyard that may be partially or wholly open to the street.

COVERAGE, BUILDING — The square footage or other area measurement by which all buildings occupy a lot as measured in a horizontal plane around the periphery of the facades and including the area under the roof of any structure supported by columns, but not having walls, as measured around the outside of the outermost extremities of the roof above the columns and including decks and open porches.

COVERAGE, IMPERVIOUS (replaces “coverage, hard surface” here and anywhere else in this chapter where appropriate) — The square footage or other area measurement upon a lot as measured in a horizontal plane to include all buildings, parking lots, patios, driveways, sidewalks, walkways, stairs, chimneys, pools, decks, and other inorganic impervious surfaces, regardless of void ratios. **[Amended 7-23-2002 by Ord. No. 1825, effective 9-15-2002]**

CROSSWALK — A path clearly delineated on a street to indicate where pedestrians should cross.

CURB CUT — A break in the curb line and sidewalk for means of ingress or egress of motor vehicles.

DEVELOPMENT — The division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or other structure, the change in any site conditions, or the use or change in use of any building, structure or lot for which approval may be required under this chapter.

DISH ANTENNAS — A dish-type antenna is defined as a saucer or circular-shaped antenna functioning as an antenna for reception of television programming. Such objects are also known as satellite dishes, earth stations, and home video earth stations.

DISPLAY WINDOWS — Windows on the ground story of a building that allow visibility into and out of a retail space and are used for retail display.

DOWNTOWN AREA — The area of Haddonfield that is delineated on the Downtown Zoning District Map and similarly referenced in the Borough Master Plan.

DOWNTOWN ZONING DISTRICT — The four zoning districts mapped in the Downtown Area.

DRAINAGE OR UTILITY RIGHT-OF-WAY — The lands required for the installation and maintenance of stormwater and sanitary sewers, water pipes or drainage ditches and other utilities, or required along a natural stream or watercourse for preserving the channel and providing for the flow of water therein to safeguard the public against flood damage.

DWELLING UNIT — A room or series of connected rooms used for permanent or temporary residency and containing living, sleeping and sanitary facilities for one family. The dwelling unit shall be self-contained and shall not require the resident or occupant to move from one portion of the dwelling unit to another portion thereof by use of exterior stairs or routes. A dwelling unit shall not share any interior facilities with another dwelling unit.

DWELLING UNIT, SINGLE-FAMILY — A dwelling unit in a building physically detached from other buildings or portions of buildings.

DWELLING UNIT, TOWNHOUSE — A dwelling unit that is one of a series of dwelling units which is attached by a common fireproof and sound-resistant wall (which wall shall start at the lowest footing line and go to the underside of the highest roof sheathing or higher) to one or more similar adjacent dwelling units. For Downtown Zoning Districts, the common wall between Townhouse must align with the lot line between properties.

EASEMENT — A use or burden imposed on real property to permit a specific use of land by anyone other than the landowner.

EAVE HEIGHT — The height of a building, as measured from grade to the Eave line or the lowest point of the primary roof structure.

EAVE LINE — For a pitched roof, the lowest point of the primary roof structure.

ENCROACHMENT — Any structural element that breaks the plane of a vertical or horizontal regulatory limit; extending beyond a Front Yard Setback Line, Rear Yard Setback Line, Side Yard Setback Line, or into the public Right-Of-Way.

EXPRESSION LINE — A traditional architectural feature (such as a decorative linear element, horizontal or vertical) on the exterior of a building that typically delineates the floors or bays of a building. Use of this element impacts the perceived scale of a building by dividing it into more human-scaled pieces.

FACADE — The exterior face of a building, including, but not limited to, the wall, windows, window sills, doorways, and such traditional design elements as horizontal lines, cornice, and parapet.

FAMILY — One or more persons occupying a dwelling unit as a single housekeeping unit, who are living together as a permanent living unit. **[Amended 7-23-2002 by Ord. No. 1825, effective 9-15-2002]**

FENCE — An artificially constructed barrier of any nonliving material or combination of such materials erected to enclose, screen or separate areas of land.

FLEX BUILDING — A multistory Building Type in a Downtown Zoning District with multiple dwellings or offices in upper stories and retail or office uses on the ground floor. Often, these buildings have common walls on one or both side lot lines.

FLOOD FRINGE AREA — That portion of the flood hazard area outside the floodway.

FLOOD HAZARD AREA — Land in the floodplain subject to a one-percent or greater chance of flood in any given year.

FLOODPLAIN — The relatively flat area adjoining a river or water course which has been or may be covered by floodwater, including the following components:

FLOODWAY — The river or watercourse and the adjacent land area that must be reserved in order to discharge the design flood without cumulatively increasing the water surface elevation more than one foot.

FLOOR AREA — The entire enclosed floor areas of a building or structure, measured from the outside of the exterior walls, including attics and basements having no less than 6.5 feet of headroom, except for attached garages used primarily for the storage of motor vehicles, and all detached garages.

FLOOR AREA RATIO (F.A.R.) — The ratio of the total floor area to the area of the lot or tract.

FRONT FACADE — The side of a building that faces a street; corner buildings have two front facades.

FRONT YARD SETBACK LINE - A line drawn parallel with the street line or the front lot line and drawn through the point of a building or structure nearest to the street line or front lot line. Building steps, roof overhangs less than 24 inches beyond the outermost vertical plane of a structure or wall, and patios and walkways at grade level or flush to the ground should not be counted toward any setback requirement.

FRONTAGE PERCENTAGE — The percentage of the width of a lot that is required to be occupied by the building's primary facade.

GASOLINE STATION — Lands, buildings and structures providing for the sale of fuel, lubricants and automotive accessories. Maintenance and minor repairs for motor vehicles may be provided, but no body repairs, or painting, or extended storage of inoperable or wrecked motor vehicles shall be permitted. Additionally no car wash operation, motor vehicle rental service, parking for a fee, snack or convenience store, or other activity not specifically part of a gasoline station shall be permitted.

GOVERNING BODY — The Board of Commissioners of the Borough of Haddonfield.

GRADE — The slope of a road, path, driveway, swale or other surface; or the average finished ground elevation adjoining a building or structure at project completion.

GREEN — An open space type that is spatially defined by adjacent rights-of-way or building facades. The edge of the Green is usually formally defined with trees or landscaped planters surrounding the grassy center. Greens may be civic or utilized for either passive or active recreation.

GROUND FLOOR — The first floor of a building that is level with or elevated above the sidewalk, excluding basements and cellars.

HEIGHT — The dimension of a building, measured from the lowest point of grade along the building's perimeter to the highest point along the roofline. This dimension is expressed both in terms of stories and in terms of feet.

HOME OCCUPATION USE — Any legal craft, such as sewing, weaving, painting and other similar artistic activities, and conducted in a resident's dwelling unit. A home occupation use shall not have any employees or signs, nor shall any commercial motor vehicles be regularly parked at the residence.

HOME OFFICE USE — Any legal use of a portion of a dwelling unit for an office by a resident. A home office use shall not have any employees, any signs, any customers, patients, clients, or similar categories of persons visiting the home, nor shall any commercial motor vehicles be regularly parked at the residence.

HOUSE OF WORSHIP — A special purpose building or structure, or a special purpose group of buildings or structures, that is architecturally designed, particularly adapted, and specifically constructed for the primary use of conducting, on a regular basis, formal, organized religious services and associated accessory uses, by a nonprofit, recognized, religious congregation or body. **Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).**

HVAC — Mechanical systems which control the ambient environment (temperature, humidity, air flow, and air filtering.) HVAC stands for heating, ventilation, and air conditioning.

JUNK CARS — Vehicles which are not currently licensed or registered and thus cannot legally operate on public roads under the laws of the State of New Jersey or are in such physical condition that they are not capable of safely operating on public roads under the laws of the State of New Jersey. **[Added 1-25-1994 by Ord. No. 1689]**

LINER BUILDING — A Building Type in a Downtown Zoning District that is a building or portion of a building constructed in front of a parking garage, cinema, supermarket etc., to conceal large expanses of blank wall area and to face the street space with a facade that has ample doors and windows opening onto the sidewalk.

LIVE-WORK BUILDING — A Building Type in a Downtown Zoning District that is a variant of a Flex Building or Townhouse Building Type that combines living space with work space, retail space and/or professional space that is related to the livelihood of the building's occupants. All of these uses may occupy any story of the building. A Live-Work building may include one unit or multiple units, and may be an attached or detached building.

LOADING SPACE — An off-street parking space or berth located on the same lot with a building or group of buildings, and used for the temporary parking of a commercial motor vehicle while loading or unloading.

LOT — Any parcel, tract or area of land established by a subdivision plat or deed of record, or otherwise as permitted by law, except that for the purposes of this chapter, contiguous

undersized lots under one ownership shall be considered to be one lot, and no portion of an existing public street or right-of-way shall be included in calculating a lot boundary or lot area.

LOT AREA — The area contained within the lot lines of a lot and not including any portion of a street or right-of-way. Area dimensions of all lots shall be presumptively taken as those on the current tax map for the Borough of Haddonfield.

LOT DEPTH — The shortest horizontal distance between the front lot line and a line drawn parallel to the front lot line through the midpoint of the rear lot line.

LOT FRONTAGE — The distance between the side lot lines measured along the street line. The minimum lot frontage shall be the same as the minimum lot width, except that where the frontage is curved, i.e. with a radius, the minimum lot frontage shall be measured along the arc parallel to the right-of-way line at the required front yard setback line. Frontage shall be determined by the property address indicated in the property identification portion of the tax records of the Borough of Haddonfield at the time of the passage of this chapter. **[Amended 7-23-2002 by Ord. No. 1825, effective 9-15-2002]**

LOT LINE — The Property Lines bounding a lot.

LOT WIDTH — The horizontal distance between the side lot lines at the required setback line. Where the side lot lines are not perpendicular to the street line, the minimum lot width shall be measured perpendicularly across the lot from the minimum required building setback line on the one side lot line that creates the larger front yard.

LOT, CORNER — A lot on the junction of land abutting two or more intersecting streets where the interior angle of the intersection does not exceed 135°. Each corner lot shall have two front yards and two side yards. **[Amended 7-23-2002 by Ord. No. 1825, effective 9-15-2002]**

LOT, DOUBLE-FRONTED — A lot fronting on two streets, and not a corner lot. **[Amended 7-23-2002 by Ord. No. 1825, effective 9-15-2002]**

LOT, FLAG — A lot whose access is from a lane narrower than the minimum lot width and whose main portion is situated behind a lot or lots that abut the right-of-way. **[Amended 7-23-2002 by Ord. No. 1825, effective 9-15-2002]**

LOT, INTERIOR — Any lot that is not a corner lot.

MAINTENANCE GUARANTEE — Any security, other than cash, acceptable to the governing body to assure the maintenance of duly approved improvements installed by the developer after the final inspection of the improvements and acceptance of the improvements by the governing body, and in accordance with the requirements of statute and this chapter.

MANOR HOUSE — A Building Type in a Downtown Zoning District that resembles a large house but which contains multiple dwellings above and beside each other.

MASSING — The manner in which a building's height, depth, and width are proportionate to the width of the street on which it is located.

MASTER PLAN — A composite of one or more written or graphic proposals for the development of the Borough of Haddonfield pursuant to the Municipal Land Use Law.

MEAN ELEVATION — The average of the ground level measurements of the four extreme corner points of any proposed or existing building or structure.

MIXED-USE — A building that includes more than one use; typically having different uses on the first floor and the upper floors of the building. A common example is ground story commercial with offices or residences on upper floors.

MULTI-FAMILY — A category of Residential Structure that includes more than one dwelling unit on a property. Twins are not considered Multi-Family structures.

MUNICIPAL AGENCY — The Planning Board, Zoning Board of Adjustment, Historic Preservation Commission, or the Board of Commissioners, or any other municipal agency acting pursuant to the Municipal Land Use Law.

MUNICIPAL LAND USE LAW — N.J.S.A. 40:55D-1 et seq.

MUNICIPAL USE — The use of land, building or structures by the Borough or by any officially created authority or agency thereof.

NONCONFORMING BUILDING OR STRUCTURE — A building or structure which in its location upon the lot or in its size does not conform to the requirements of this chapter for the zone in which it is located.

NONCONFORMING LOT — A lot which does not have the minimum frontage, or width, or depth, or contain the minimum lot area required to conform to the requirements of this chapter for the zone in which it is located.

NONCONFORMING USE — A use of a building, structure or lot which does not conform to the requirements of this chapter for the zone in which it is located.

NON-RESIDENTIAL STRUCTURE — A structure in a Downtown Zoning District of a Building Type customarily associated with uses other than Residential Uses.

OFF SITE — Not located on the lot or property which is the subject of the development application, nor on a contiguous portion of a public right-of-way.

ON SITE — Located on the lot or property which is the subject of the development application.

PARKING SPACE — An area of not less than nine feet in width by 18 feet in length, either within a building or structure or in the open, for the parking of motor vehicles, and exclusive of driveways, access drives, fire lanes and public rights-of-way, except that nothing herein shall prohibit private and individual driveways for individual dwelling units from being considered off-street parking spaces, provided that no portion of such private driveway in front of the building setback line shall be considered to be a parking space. A parking space is intended to be sufficient to accommodate motor vehicles, whether or not wheel blocks are installed within this area to prevent the bumper from overhanging the end of the parking space. The width and length of each space shall be measured perpendicularly to each other, regardless of the angle of the parking space to the access drive or driveway.

PEDESTRIAN REALM — The area of the public right-of-way intended for pedestrian movement; the area between the face of the curb and the nearest property line.

PERFORMANCE GUARANTEE — Any security, other than cash, acceptable to the governing body to assure the construction of duly approved improvements installed by the developer in accordance with the approved development application, and in accordance with the requirements of statute and this chapter.

PERMITTED USE — Any use of land, buildings or structures that is permitted by this chapter.

PERSONAL SERVICE USE — The office or place of business of a member of one of the following legal occupations, maintained for the conduct of that occupation: cleaner, tailor, barber, beautician, manicurist, milliner, cobbler and similar occupations.

PITCHED ROOF — A cap type made up of a slope or pitch that may or may not include dormer windows. It is typically found on residential buildings.

PODIUM BUILDING — A Building Type in a Downtown Zoning District that is a variant of a Liner Building Type in which a large-volume use structure (such as parking or a cinema) is not only lined with street-related development but also capped with upper levels of habitable space.

PORCH — A covered area, open to the outside except for a roof or support structures such as columns or railings, adjoining an entrance to a building.

PRINCIPAL STRUCTURE - A building that houses the Principal Use on the lot.

PRINCIPAL USE — The primary or predominant use of a lot.

PROFESSIONAL OFFICE — The office of a member of a recognized and legal profession maintained for the conduct of that profession, including attorneys, certified landscape architects, chiropractors, dentists, physicians, podiatrists, professional engineers, professional planners, psychologists, registered architects, certified public accountants, and no others. **Editor's Note: Amended at time of time of adoption of Code (see Ch. 1, General Provisions, Art. I).**

PROPERTY LINE — A line that legally describes the boundaries of a piece of property or lot.

PROTRUSION (also known as a "projection") — Any portion of a principal building or structure that does not extend to the ground and is not greater than eight feet in width, including but not limited to bay windows and bow windows. **[Amended 7-23-2002 by Ord. No. 1825, effective 9-15-2002]**

REAR YARD SETBACK LINE — A line drawn parallel with the rear lot line to establish the closest distance the rear of the Building can be placed in relation to the rear Lot Line.

RECESSED ENTRY — A doorway that is inset from the front facade of a building.

RESIDENTIAL STRUCTURE — A structure in a Downtown Zoning District of a Building Type customarily associated with Residential Uses.

RESIDENTIAL USE — A use that includes one or more Dwelling Units.

RESTAURANT — Any establishment however designated at which food is sold primarily for consumption on the premises. Restaurants shall not have drive-in, drive-through or walk-up facilities. A snack bar or refreshment stand at a facility such as a public or community park, playfield or playground, or at a swimming pool or swimming club, and operated solely by the agency or group running the facility for the convenience of the patrons thereof, shall not be deemed to be a restaurant.

RESUBDIVISION — The further division of a lot or the adjustment of a lot line or lot lines.

RETAIL USE — A place of business engaged in selling tangible goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods or merchandise. Real estate agencies and travel agencies are retail uses.

RIGHT-OF-WAY (or R.O.W.) — A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, gas pipeline, water main, sanitary or storm sewer main, shade tree, or for another special use.

ROOFLINE — The highest point of a building, such as the top of a pitched roof, parapet or cornice.

SCALE —The proportion of a structure's mass and bulk in relationship to other structures in the structure's neighborhood. The relative size of a building, street fixture, sign, or other architectural element.

~~SEMIDETACHED SINGLE-FAMILY DWELLING OR UNIT — A single family dwelling or unit on a lot which is attached to one other like dwelling or unit, also known as a twin dwelling or unit.~~
[Amended 7-23-2002 by Ord. No. 1825, effective 9-15-2002]

SENIOR CITIZEN HOUSING — Housing designed and constructed as an age-restricted project where at least one resident of any unit must be 62 years of age or older, and all additional residents of the same unit must be 55 years of age or older, except that the spouse of the sixty-two-year-old individual may be younger than 55 years of age. **[Amended 3-25-1997 by Ord. No. 1747; 2-10-1998 by Ord. No. 1762]**

~~SETBACK LINE — A line drawn parallel with the street line or the front lot line and drawn through the point of a building or structure nearest to the street line or front lot line. Building steps, roof overhangs less than 24 inches beyond the outermost vertical plane of a structure or wall, and patios and walkways at grade level or flush to the ground should not be counted toward any setback requirement.~~ **[Amended 7-23-2002 by Ord. No. 1825, effective 9-15-2002]**

SETBACK LINE, REQUIRED — The setback line establishing the minimum front yard required by this chapter for that zone.

SHOPFRONT — A Storefront with a Stoop or Porch, characterized by a Display Window that is smaller than the traditional Storefront. The entrance into the building is from a Porch or a Stoop. This Façade is typically found on Live-Work or other Mixed-Use buildings that contain Commercial uses on the Ground Floor, but have Residential features such as a pitched rather than a flat roof.

SIDE YARD BUILDING — A Building Type in a Downtown Zoning District that abuts one side lot line, with a lawn or garden along the other side.

SIDE YARD SETBACK LINE — A line drawn parallel with the a side lot line and drawn through the point of a building or structure nearest to the street line or front lot line. Building steps, roof overhangs less than 24 inches beyond the outermost vertical plane of a structure or wall, and patios and walkways at grade level or flush to the ground should not be counted toward any setback requirement.

SIDEWALK — An improved path for pedestrian use outside the cartway.

SIDEWALK RESTAURANTS — A restaurant which uses any portion of the public right-of-way for patron or employee usage and/or storage of furniture, equipment or food for the restaurant. This type of use shall not be permitted without a conditional use variance approval from the Planning Board and annual approval by the governing body under the terms set by the Planning Board and the governing body. **[Added 1-25-1994 by Ord. No. 1689]**

SIGHT EASEMENT AT INTERSECTION — The triangular area established in accordance with the requirements of this chapter in which no grading, planting or structure shall be erected or maintained more than one foot above the elevation of the adjacent curb (or if no curb, the street), except for street signs, fire hydrants or utility poles, and other similar structures erected by or with the permission of the Borough.

SIGN — A lettered board or other display, or any portion thereof, on which any announcement, declaration, demonstration, logo, presentation, illumination or insignia is used to promote the interest of any person. Also see additional sign definitions in § 135-82B of this chapter.

SINGLE-FAMILY DETACHED HOUSE — A Building Type in a Downtown Zoning District that comprises one dwelling unit, and is detached with small side yards and a large front yard.

~~**SITE COVERAGE** — The maximum area of a lot that may contain a structure, measured as a proportion of the total area of the lot.~~

SITE PLAN — A development plan of one or more lots on which is shown: A. The existing and proposed conditions of the lot, including but not limited to topography, vegetation, drainage, floodplains, marshes and waterways; B. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress or egress, drainage facilities, utility services, landscaping, structures and signs, lighting, screening devices; and C. Any other information that may be reasonably required in order to make an informed determination concerning the adequacy of the development plan in accordance with the requirements of this chapter.

SITE PLAN, MAJOR — Any site plan which is not a minor site plan.

SITE PLAN, MINOR — Any site plan which is limited to the proposed construction of any permitted accessory use expressly permitted by this chapter, or which consists of an expansion of or addition to an existing conforming structure and use, provided that such site plan does not involve the installation of any road improvements or the expansion of any public facilities.

SPECIAL CORNER BUILDING — A Building Type in a Downtown Zoning District that is a variant of the Flex Building Type for corner lots on major streets. Front and side setbacks are set to zero to allow for “holding the corner.”

STOOP — A staircase on the facade of a building that leads either to a small entrance platform or directly to the main entry door. It can be combined with a visible basement and used with residential, commercial, or office uses.

STOREFRONT — A ground floor Façade with a large Display Window.

STORY — That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above it. A cellar or basement meeting the definition in this chapter shall not be considered a story. A half-story is that top floor of a building which is under a sloped or pitched roof where the roof creates a usable floor area, per applicable construction codes, beneath the roof, that is smaller than the area of the story below it. **[Amended 7-23-2002 by Ord. No. 1825, effective 9-15-2002]**

STREET — Any street, avenue, boulevard, road, parkway, highway, drive or other way which is an existing Borough, county or state roadway, or is shown on a plat heretofore approved pursuant to law; and which includes the land between the street lines, whether improved or unimproved, and all pavements, shoulders, curbs, gutters, sidewalks, parking areas, and utility lines.

STREET FURNITURE — Features on a public street that provide for a pedestrian's comfort, such as benches, trash cans, and bicycle racks.

STREET LINE — The edge of the existing or future street right-of-way, whichever may result in the wider street, as shown on the adopted Master Plan or Official Map, and which forms the dividing line between the street and the adjacent lot.

STREETSCAPE — Design elements along the public right-of-way, including streetlights, sidewalks, landscaping, street furniture, and signage.

STREETWALL — The vertical plane created by building facades along a street. A continuous Streetwall occurs when buildings are located in a row next to the Sidewalk without vacant lots or Side Yards.

STRUCTURAL ALTERATION — Any change in or addition to the supporting members of a building or structure, such as bearing wall partitions, columns, beams or girders.

STRUCTURE — Anything constructed, assembled, or erected which requires location on the ground or attachment to something having such location on or in the ground, including but not limited to buildings, decks, fences, tennis courts, tanks, towers, signs, and swimming pools.

STUDIO - The use of premises for the production of dance, live music, creative writing, painting, drawings, pottery or sculpture, video, moving or still photography; teaching incidental to production, and for selling of products produced, in whole or majority part, in that facility. A Studio use may have employees and signs.

SUBDIVISION — The division of a tract, lot or parcel of land into two or more lots, tracts, parcels or other division of land for sale or development. The following shall not be considered subdivisions within the meaning of this chapter if no new streets are created: divisions of property by testamentary or intestate provisions; divisions of property upon court order, including but not limited to judgments of foreclosure; consolidation of existing lots by deed or other recorded instrument; and the conveyance of one or more adjoining lots, tracts or parcels of land, owned by the same person or persons and all of which are found and certified by the administrative officer to conform to the requirements of the municipal development regulations and are shown and designated as separate lots, tracts or parcels on the Tax Map of the municipality. The term "subdivision" shall also include the term "resubdivision."

SUBDIVISION, MAJOR — Any subdivision which is not a minor subdivision.

SUBDIVISION, MINOR — Any subdivision containing not more than two lots (one new lot and the remaining lot), each fronting on an existing street and not requiring any new street or the extension of Borough facilities. Any readjustment of lot lines resulting in no new lots shall be classified as a minor subdivision.

SWIMMING POOL — Any body of water, whether located above ground, below ground, or both, having a depth of 1.5 feet, a water surface area of 100 square feet, or both, and designed and maintained for human swimming, and including all buildings, structures, equipment and appurtenances thereto.

TRANSPARENCY — The degree, measured as a percentage of the overall facade space, to which a facade has clear, transparent windows on each story.

TWIN — A Building Type in a Downtown Zoning District that is a variant of a Townhouse Building Type, a semidetached building that consists of two dwelling units that abut along a property line. A Twin Building Type has one small side yard and a large front yard.

TWIN UNIT OR DWELLING — See "semidetached single-family dwelling or unit." **[Amended 7-23-2002 by Ord. No. 1825, effective 9-15-2002]**

UPPER FLOOR — Any occupiable floor of a building that is above the Ground Floor.

VARIANCE — A departure from the requirements of this chapter authorized by the appropriate municipal agency pursuant to the Municipal Land Use Law.

YARD — An open space which lies between a building and the lot line.

YARD, FRONT — A yard measured from and at right angles from the front lot line to the nearest building.

YARD, REAR — A yard from and at right angles from the rear lot line to the primary building.

YARD, SIDE — A yard measured from the side lot line to a building or structure, except that driveways, aprons, curbs, retaining walls, landscaping structures, drainage structures, rain flow conduits, and fences are permitted in the side yard of any property. **[Amended 4-14-1998 by Ord. No. 1770]**

§ 135-21. Yard exceptions. [Amended 7-23-2002 by Ord. No. 1825, effective 9-15-2002]

A. Driveways, aprons, curbs, retaining walls, landscaping structures, drainage structures, rain flow conduits, and fences are permitted in the side yard, back yard, and front yard of any property. [Added 4-14-1998 by Ord. No. 1770]

B. Protrusions in R, O, C, P Zones (outside Downtown Zoning Districts.) as defined in this chapter, shall be permitted to encroach into a front, side or rear yard setback not more than two feet and shall not be included in the calculation of building or impervious coverage, provided that:

(1) The principal building or structure to which it is attached otherwise conforms to all setback requirements, or, if the building or structure has a nonconforming yard, it will not increase the nonconformity thereof; and

(2) It is no closer than four feet to any property line; and

(3) If it extends into or over a driveway, sidewalk, walkway, patio, handicapped access ramp, or other mean of vehicular or pedestrian ingress or egress, it shall not be less than eight feet above such means of ingress and egress; and

(4) It does not extend vertically for more than one story, provided that certain chimneys that do not extend to the ground may extend vertically for more than one story to the extent required by the Construction Code. Editor's Note: See Ch. 92, Construction Codes, Uniform.

C. Porches, Stoops, and other Protrusions within D1, D2, D3, D4 Zones shall be permitted to encroach into a front, side or rear yard setback, provided that:

(1) The principal building or structure to which it is attached otherwise conforms to all setback requirements, or, if the building or structure has a nonconforming yard, it will not increase the nonconformity thereof; and

2. If it extends into or over a driveway, walkway, patio, handicapped access ramp, or other mean of vehicular or pedestrian ingress or egress, it shall not be less than eight feet above such means of ingress and egress; and

3. It does not extend vertically for more than one story, provided that certain chimneys that do not extend to the ground may extend vertically for more than one story to the extent required by the Construction Code. Editor's Note: See Ch. 92, Construction Codes, Uniform.

4. Porches shall be no less than 6' deep. Porches may extend up to 10 feet into Front Yards, provided they are no closer than 4' to any property line.

5. These dimensions also apply to Porches facing Corner Lot Lines and for porches of Sideyard Buildings.

6. Stoops may extend into the Front Setback area of Cottage Houses, Sideyard Buildings, Single-Family Detached Houses, Townhouses, and Twins if their highest point is not higher than 42" above Sidewalk level.

7. Other encroachments, such as Bay Windows, Balconies, or Collonades shall provide a minimum of 15 feet of clearance over a public sidewalk or ROW. Encroachments shall also be no greater than sixteen feet in width and two feet in depth.

8. Overhanging encroachments may extend beyond the Property Line only in to the public Right-Of-Way, not in to an adjoining property. Easements are required for any encroachment in to public Right-Of-Way.

9. Protrusions shall not be included in the calculation of building or impervious coverage.

DOWNTOWN HADDONFIELD ZONING CODE

AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE
BOROUGH OF HADDONFIELD, NJ



PREPARED BY

BROWN & KEENER
ENVIRONMENTAL RESOURCES MANAGEMENT

MAY 27, 2008

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§ 135-11. Zoning Districts

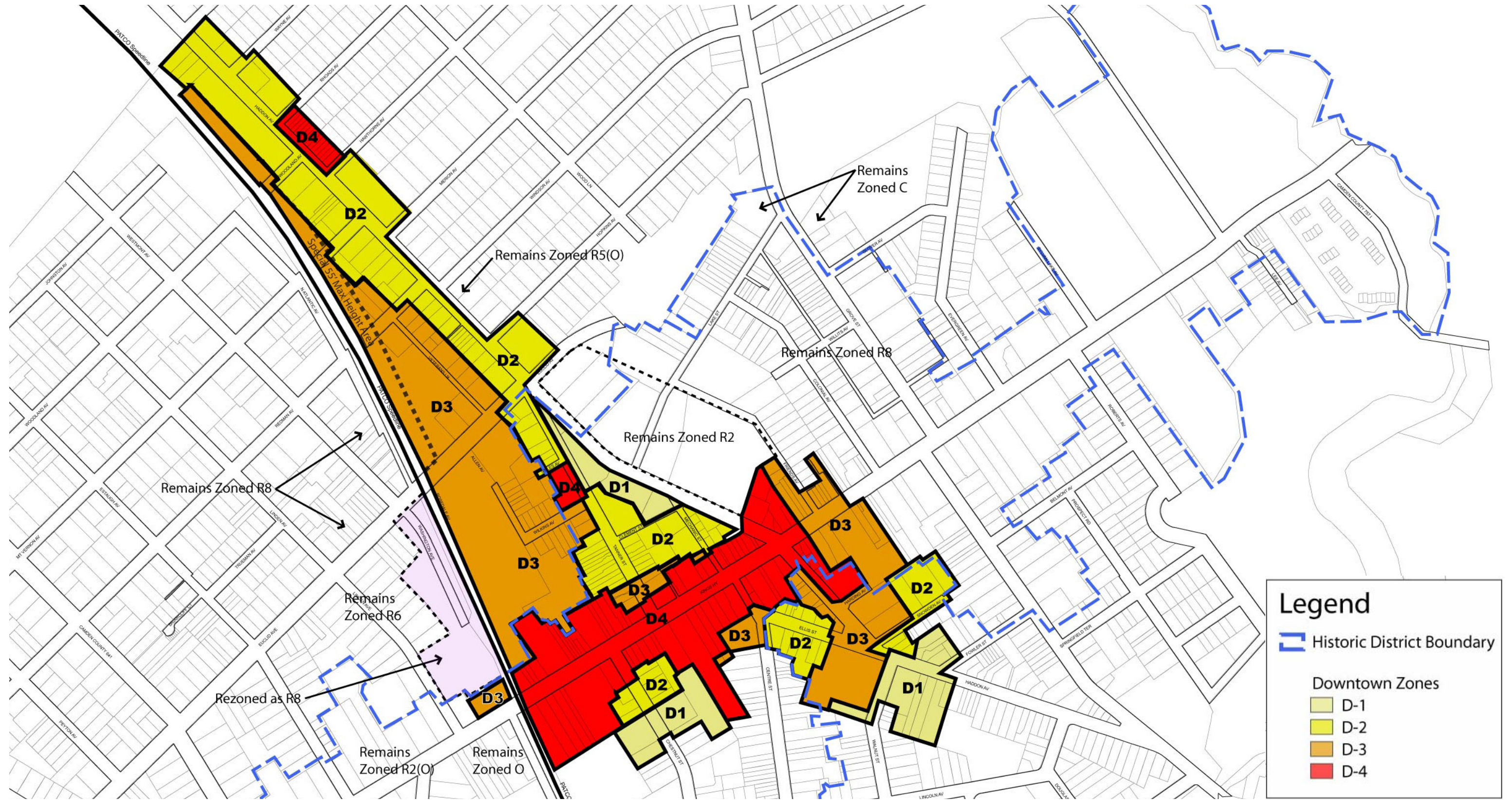
For the purposes of this chapter, the Borough of Haddonfield is hereby divided into districts as follows:

- R-1 (Residential Single-Family)
- R-2 (Residential Single-Family)
- R-3 (Residential Single-Family)
- R-4 (Residential Single-Family)
- R-5 (Residential Single-Family)
- R-5A (Residential Single-Family)
[Added 11-9-2004 by Ord. No. 28-2004]
- R-6 (Residential Single-Family)
- R-7 (Residential Single-Family)
- R-8 (Residential Single-Family)
- R-9 (Residential Single-Family)
- R-10 (Residential Townhouses)
- R-11 (Residential High Density)
- RO (Residential Office)
- O (Office)
- ~~CBD~~ (~~Central Business~~)
- D1 (Downtown 1)
- D2 (Downtown 2)
- D3 (Downtown 3)
- D4 (Downtown 4)
- C (Commercial)
- P (Public Use)

Additions are underlined; deletions are ~~strikethrough~~.

§ 135-12. Zoning Map

This map indicates where Downtown Zoning Districts will be mapped when amending the Zoning Map of the Borough of Haddonfield. Please see the included, full-size pull-out map for detailed parcel lines.



§ 135-38. Downtown Zoning Districts

The provisions of this document shall replace § 135-38. Central Business District of the Borough of Haddonfield's Land Development Ordinance in its entirety.

A. Background and Intent

The intent of this section of the Land Development Ordinance is to implement the Downtown Element of the Haddonfield Master Plan.

The Downtown Area, as described in the Downtown Element, comprises a large area that includes most of Haddon Ave., the PATCO parking lots, Tanner St., Ellis and Centre Streets, as well as the real center of town, Kings Highway.

The Downtown Districts are intended to create mixed-use, walkable places that are an extension of the traditional pattern of downtown Haddonfield. This character is part of what makes downtown Haddonfield unique, and is vital to its future.

These Downtown Districts follow on the recognition, described in the Downtown Element, that downtown Haddonfield comprises several separate and quite distinct "Character Areas": Kings Highway, Tanner St., Allen Ave. / Wilkins Ave., North Haddon Ave. (east and west sides), South of Kings, Ellis Triangle and South Haddon Avenue. Each of these areas has its own land-use and urban design profile, which is described by a set of goals that establish the intent for that area. These goals are incorporated into the Downtown Districts.

Where a conflict exists, the provisions of this section shall supersede those of the current Land Development Ordinance.

B. Organization of the Ordinance

The Downtown District section of the Land Development Ordinance regulates development in two ways, by Zoning District and by Building Type.

Zoning Districts set out general urban design requirements that pertain to the character of an area. These include uses, setbacks, building heights, design character/appearance, and the location of parking.

Downtown Districts (§ 135-38.D.) are:

- D1: Downtown 1 (Neighborhood Transition)
- D2: Downtown 2 (Community-serving Blocks)
- D3: Downtown 3 (General Urban)
- D4: Downtown 4 (King's Highway)

In each Downtown District, certain Building Types are allowed and certain types are prohibited, based on the character of that district. The requirements for Building Types (§ 135-38.E.) set out more specific requirements that are related to the kind of building that is being built. Together, the requirements for districts and building types will produce the complex, varied mix of buildings and streetscapes that characterize downtown Haddonfield.

When a conflict arises, the Bulk Requirements of the Zoning District shall take precedence over the Bulk Requirements of the Building Type.

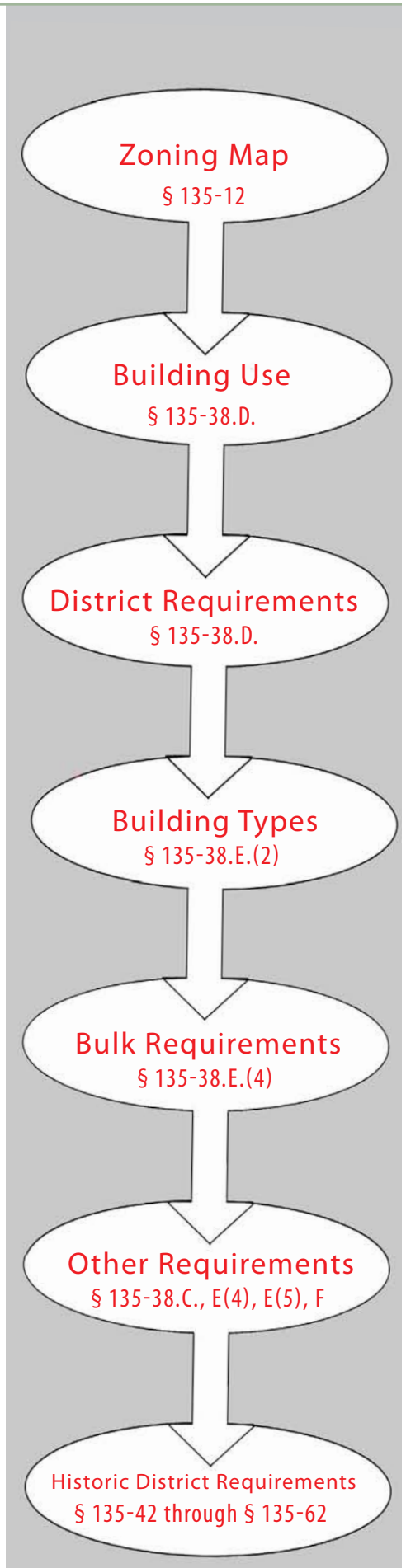
The organization of the ordinance as applied to an individual site is summarized in Figure B, "How to Use this Ordinance." Definitions of terms are provided in § 135-10.

Figure B - How To Use This Ordinance

The downtown provisions of Haddonfield's Land Development Ordinance can be used by following these **seven simple steps:**

1. **Locate your parcel on the Zoning Map (§ 135-12) and use the corresponding Color Key to find your parcel's Zoning District and determine if it is in the Historic District.**
2. **Use the Zoning District Requirements chart (§ 135-38.D.) to find the basic Use and Building Placement requirements for your parcel.**
3. **Review Section 135-38.D for requirements specific to the Zoning District mapped for your parcel.**
4. **Determine the Building Types that can be built in the specific Zoning District by examining § 135-38.E.(2).**
5. **Determine the Building Type Bulk Requirements (§ 135-38.E.(4)) for the specific Building Type.**
6. **Review detailed specifications using the Building Type Bulk Requirements (135-38.E.(4)), General Standards for Downtown Districts (135-38.C.), Permitted Uses by Building Type (135-38.E.(5)) and applicable Parking Standards (135-38.F.)**
7. **If parcel is located within the Historic District, refer to Historic District Requirements (135-42 through 135-62)**

The remaining Sections are used as regulatory support documents to advise the user on special circumstances or uses. These include General Standards for Zoning Districts, and methods and standards for handling off-street parking. Comply with these sections if applicable and refer to the Definitions for more information.



C. General Standards for Downtown Districts

The following General Standards must be followed for any new construction or building addition in each Downtown District:

(1) Historic District

(a) The provisions of the Article VI, §132-42 through §132-62, shall apply to all lots within the Downtown Zoning District that are also within the Historic District described in those sections. All development and permit applications, and all work that will impact the exterior features of any property within the Historic District, shall be referred to the Historic Preservation Commission and Planning Board as currently required. All such applications and exterior work shall require a Certificate of Appropriateness, as currently required, in addition to meeting the requirements of the Downtown Zoning District.

(2) Bulk

(a) New structures shall be designed in sections between 25 feet and 35 feet in width along the street frontage. Sections can be expressed

through architecturally articulated bays, variations in setback, window patterns, changes in material, and other similarly effective techniques. Minor variations may be considered to adjust for lot frontage and lot geometry.

- (b) Cornice Lines, Eave Lines, and Roof Lines shall vary between building sections in height or setback from the street.
- (c) The maximum length of a horizontal facade or side wall shall be 100 feet. Setbacks, open space passages between buildings, recessed courtyards or similarly significant architectural breaks shall be used to reduce the length of continuous horizontal facades or side walls.
- (d) The maximum length of any roofline shall be 60'. In cases where individual buildings are longer than 60', the roofline shall be set back a minimum of 15' for for 25'-35' of the facade length beyond the 60' roofline.
- (e) Three-story structures shall differentiate between the ground level and upper levels, in addition to

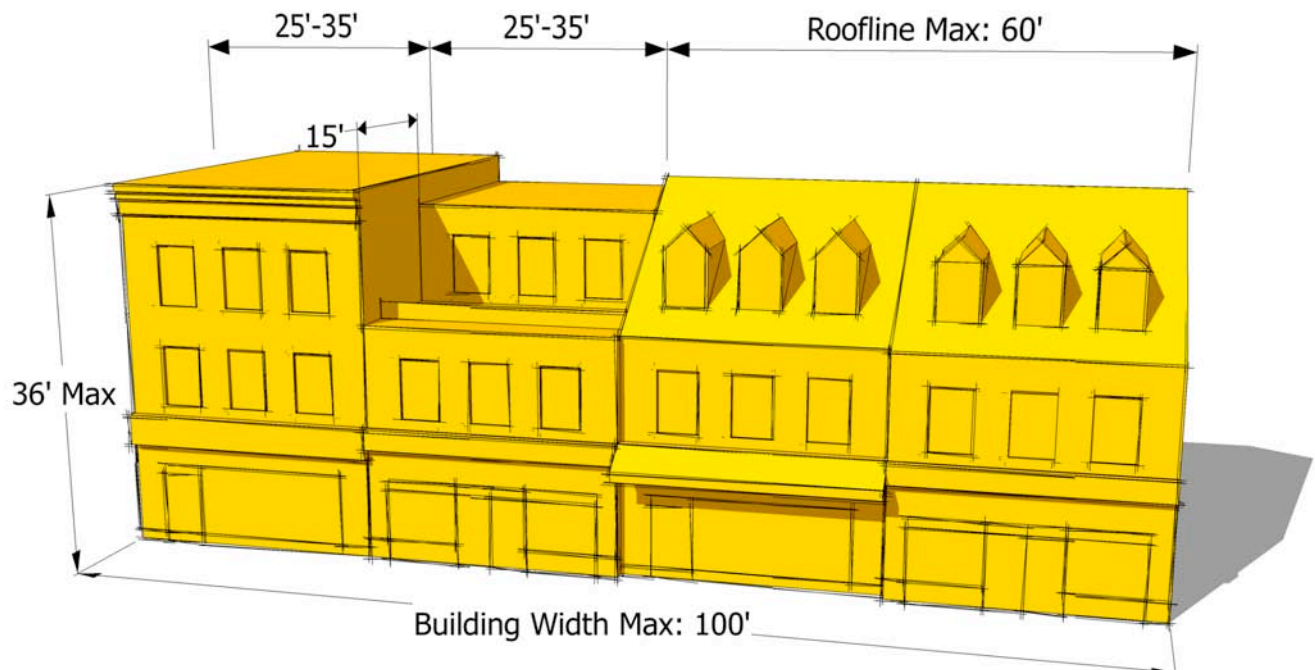


Figure C - Urban Design Standards (All New Downtown Construction)

the third floor setback, using setbacks, changes in materials, bands or other linear ornamentation.

(3) Building Heights

- (a) Building Heights shall be measured in both feet and stories.
- (b) When measuring by stories, Building Heights shall be counted in half-stories, to account for buildings with visible basements or space under pitched roofs. The ground story of a building is the first floor of a building that is level to or elevated above grade. The upper stories of a building begin at the first floor above the ground story. Building types constructed with pitched roofs with dormers have regulations that allow an additional story, if located within the roof structure.
- (c) When measuring by feet, Building Heights shall be measured to both the Eave Line and Roof Line, for buildings with pitched roofs, and to the Roof Line for all other buildings.
- (d) For sloped sites, the grade level shall be measured from the lowest point on any side of the Property Line that includes an entrance to a dwelling unit, retail space, or office space.
- (e) Ornamental tower elements associated with religious institutions are exempt from maximum Building Height requirements.

(4) Doors and Windows

1. All buildings shall include front doors and windows facing the street: no blank walls are permitted facing the street at the Ground Story.
2. The minimum area of window and door openings on any wall shall be 30% of the area of the wall. For commercial uses or walls facing streets, the glazed area must be greater than 70% with a maximum sill height of 2'6" above sidewalk grade.
3. Side walls that face public ways, or which are set back a minimum of five feet from a lot line, must have windows and may have doors.
4. Every street-facing ground-level business and residence must have a separate entry. Live-

Work Buildings must have one total entrance. Corner Buildings and End Units are encouraged to place primary entrances on Secondary Streets or at the corner.

(5) Driveways

1. Parking shall be accessed by Rear Alleys or Rear Lanes where available. Parking pads and Garages that must be accessed from the front of a lot should be located at the rear of the lot.
2. Driveway width at the access point shall be no wider than 10 feet between the front lot line and the front facade of the building.
3. Shared driveways between two properties are permitted and strongly encouraged, to minimize curb cuts and impervious surfaces. This shall be accomplished by initiating an irrevocable offer of cross-easement between the abutting properties. The owners of the involved properties shall submit, with their application for special exception, a site plan showing joint use and location of the shared driveway.

(6) Porches, Stoops, and Other Encroachments

1. Porches shall be no less than 6' deep. Front porches, not including steps from the porch to a walkway at grade, may extend up to 10 feet into Front Yards, provided they are no closer than 4' to any property line.
2. These dimensions also apply to Porches facing Corner Lot Lines and for porches of Sideyard Buildings.
3. Stoops may encroach into the Front Setback area of Cottage Houses, Sideyard Buildings, Single-Family Detached Houses, Townhouses, and Twins if their highest point is not higher than 42" above Sidewalk level.
4. Other encroachments, such as Bay Windows, Balconies, or Collonades shall provide a minimum of eight feet of clearance over a public sidewalk or ROW. Encroachments shall also be no greater than sixteen feet in width and two feet in depth.

- Overhanging encroachments may go beyond the Property Line only in to the public Right-Of-Way, not in to an adjoining property. Easements are required for any encroachment in to public Right-Of-Way.

(7) Frontage

- In Downtown Zones D1, D2, and D3, at least 50% of the Building's Front Facade at Ground Level must be located along the Front Setback Line. Buildings in D4 must have a Frontage Percentage of at-least 75%.

(8) Entrances

- The main entrance of every building must directly face a street or a civic space, except for Courtyard Buildings, where main entrances can face the courtyard, and Sideyard Buildings, where they can face the side yard. The Residential or Office component of a Flex Building with Ground-Floor Retail frontage may be located to the Rear or Side of the Building if all setback requirements are followed.
- Every street-facing ground-level business and residence should have a separate entry.

(9) Ground Floor Elevation

- For Buildings with Retail Uses, the Ground Floor should be at Sidewalk level. If the Ground Floor Use is not Retail, the floor level may be elevated if access is not restricted according to ADA Requirements.

(10) Story Heights

- The Ground Floor floor-to-floor height of any building with commercial or mixed uses shall be no more than 18' tall. Buildings that are primarily residential or live-work shall have a Ground Floor floor-to-floor height of no more than 14' tall.
- Each story above the Ground Story must have a floor-to-floor height of 8'-12'. Top stories must have a floor-to-floor height of 8'-12' tall as measured from the finished floor level to the bottom of the structure above.

(11) Single-Story Buildings

- Ground-story residential use in one-story buildings is limited to the Single Family Detached House and Cottage House types, as well as Accessory Buildings or Structures where residential use is permitted.

(12) HVAC

- HVAC equipment shall not be visible from streets or public parks.
- No HVAC equipment shall be placed above the Roofline.

(13) Parking

- Residential units in mixed-use developments shall each require 1.5 parking spaces.
- Non-Residential uses shall require 3 parking spaces per 1,000 square feet of leasable space.
- The parking spaces required may be reduced when two or more establishments share the same parking area, whether on the same lot or abutting lots. Shared Parking or offsite parking strategies are described in § 136-86 of the Land Development Ordinance.

D. Zoning District Requirements

Figure D summarizes requirements for each Downtown District. Permitted uses by Building Type are summarized in Figure F.

	Downtown Zone	D1	D2	D3	D4
PUBLIC FRONTAGE	GENERAL USE	COM, OFF, RES	COM, OFF, RES	COM, OFF, RES	COM, OFF, RES
	GROUND USE	COM, OFF, RES	COM, OFF, RES	COM, RES, OFF*	COM
	UPPER USE	RES, OFF	RES, OFF	RES, OFF	RES, OFF
	ACCESSORY USE	RES, Parking	RES, Parking	RES, OFF, Parking	RES, Parking
	CONDITIONAL USE	CVC	CVC	CVC, COM	CVC, COM*
	FRONT SETBACK (MIN)	5-25'	3-20'	0-20'	0-5'
	SIDE SETBACK (MIN)	0-25'	0-20'	0-10'	0-5'
	REAR SETBACK (MIN)	10'	10'	10'	5-30'
	3RD FLOOR SETBACK	15' (FOR 25-35' AFTER 60')	15' (FOR 25-35' AFTER 60')	15' (FOR 25-35' AFTER 60')	15' (FOR 25-35' AFTER 60')
	MAXIMUM IMPERVIOUS (% OF LOT)	80	80	80	80
	MAX BLDG COVERAGE (% OF LOT)	55	55	55	55
	MAX 3RD FLOOR (% OF 2ND)	100	100	100	See Fig. 4B
	MAX HEIGHT (STORIES)	2.5-3	2.5-3	2.5-3	3
	MAX HEIGHT EAVE (FT)	28-33	28-33	28-33	33
	MAX HEIGHT (FT)	36'	36'	36'***	36'***
	PARKING PLACEMENT (UNCOVERED)	REAR	REAR	REAR	REAR
	PARKING PLACEMENT (COVERED)	REAR	REAR	REAR	REAR
	TRASH CONTAINER PLACEMENT	REAR	REAR	REAR	REAR
	MAX BUILDING WIDTH	100'	100'	100'	100'
	MAX FACADE WIDTH	25-35'	25-35'	25-35'	25-35'
	MAX DISTANCE BETWEEN DOORS	25-35'	25-35'	25-35'	25-35'
	MAX ROOFLINE WIDTH	60'	60'	60'	60'
	FENESTRATION (MIN %)	30	30	30	30
MAX OPEN SPACE BETWEEN BUILDINGS (FT)	100'	100'	100'	100'	
LOT	Lot - Min Area (sf)	N/A	N/A	N/A	N/A
	Lot - Min Width (ft)	N/A	N/A	N/A	N/A
	Lot - Min Depth (ft)	N/A	N/A	N/A	N/A
	Max FAR	N/A	N/A	N/A	N/A
NOTES		* -Commercial Uses are required at the Ground Floor in D4 along King's Hwy. and in D3 along Ellis Street.			
		** -55' Maximum Height within 80' of PATCO Right-Of-Way and North of the centerline of Euclid Ave; must also be set back 80' from the centerlines of Mt. Vernon or Redman Aves.			
		*** -40' Maximum Height at Special Corners			
		CVC=Civic	OFF=Office	RES = Residential	COM = Commercial

Figure D - Downtown Districts

D1

(1) D1: Downtown District 1

Neighborhood Transition

(a) District Goals

Accommodate a mix of uses that support Downtown commercial activity, add to the community's Tax Ratables and provide diverse residential choices including affordable housing. Create a transitional link and Gateway between Downtown and adjacent neighborhoods, reflecting the scale, character, form, spacing, and size of the adjacent neighborhoods.



Photograph shows general principles only and may not meet all standards

(b) Function & Bulk Requirements

[1] Function

- [a] General Use See Fig. D
- [b] Ground Floor Use See Fig. D
- [c] Upper Floor Use See Fig. D
- [d] Accessory Use See Fig. D
- [e] Conditional Use See Fig. D

[2] Setbacks (Vary by Building Type - See Fig. E5)

- [a] Front 5-25'
- [b] Side 0-25'
- [c] Rear Setback 10'
- [d] Third Floor 15' (for 25-35' after 60')

[3] Lot Occupation (Maximum)

- [a] Impervious 80% (75% along Ellis)
- [b] Bldg. Coverage 55% (50% along Ellis)
- [c] Third Floor 100% of second story

[4] Height

- [a] Total Height 2.5-3 Stories Maximum
- [b] Height at Eaves 28-33' Maximum
- [c] Height of Roofline 36' Maximum

[5] Parking Placement

- [a] Uncovered Side or Rear
- [b] Covered Rear Only
- [c] Trash Containers Rear Only

[6] Appearance

- [a] Building Width 100' Maximum
- [b] Facade Width 25-35' ("Vertical Rhythm")
- [c] Door-to-Door 25-35' Maximum
- [d] Roofline Width 60' Maximum
- [e] Doors & Windows 30% Minimum

Zone Location Key Map



(c) Allowable Building Types In This Zone

PODIUM BUILDING	LINER BUILDING	FLEX BUILDING	APARTMENT BUILDING	COURTYARD BUILDING	LIVE-WORK	TOWNHOUSE
MANOR HOUSE	TWINS	COTTAGE HOUSE	SIDEYARD BUILDING	SINGLE-FAMILY HOUSE	CIVIC BUILDING	SPECIAL CORNER

D2

(2) D2: Downtown District 2:

Community-Serving Blocks

(a) District Goals

Include retail and artisan uses to serve the community. Add residents who will add 18-hour life to the larger Downtown area. Acknowledge and support the historic architectural qualities, overall urban fabric, and tree-shaded character of the existing neighborhood. Accommodate a mix of uses that support Downtown commercial activity, add to the community’s Tax Ratables and provide diverse residential choices including affordable housing.



Photograph shows general principles only and may not meet all standards

(b) Function & Bulk Requirements

[1] Function

- [a] General Use See Fig. D
- [b] Ground Floor Use See Fig. D
- [c] Upper Floor Use See Fig. D
- [d] Accessory Use See Fig. D
- [e] Conditional Use See Fig. D

[2] Setbacks (Vary by Building Type - See Fig. E5)

- [a] Front 3-20'
- [b] Side 0-20'
- [c] Rear Setback 10'
- [d] Third Floor 15' (for 25-35' after 60')

[3] Lot Occupation (Maximum)

- [a] Impervious 80% (75% along Ellis)
- [b] Bldg. Coverage 55% (50% along Ellis)
- [c] Third Floor 100% of second story

[4] Height

- [a] Total Height 2.5-3 Stories Maximum
- [b] Height at Eaves 28-33' Maximum
- [c] Height of Roofline 36' Maximum

[5] Parking Placement

- [a] Uncovered Rear Only
- [b] Covered Rear Only
- [c] Trash Containers Rear Only

[6] Appearance

- [a] Building Width 100' Maximum
- [b] Facade Width 25-35' ("Vertical Rhythm")
- [c] Door-to-Door 25-35' Maximum
- [d] Roofline Width 60' Maximum
- [e] Doors & Windows 30% Minimum

Zone Location Key Map



(c) Allowable Building Types In This Zone

PODIUM BUILDING	LINER BUILDING	FLEX BUILDING	APARTMENT BUILDING	COURTYARD BUILDING	LIVE-WORK	TOWNHOUSE
MANOR HOUSE	TWINS	COTTAGE HOUSE	SIDEYARD BUILDING	SINGLE-FAMILY HOUSE	CIVIC BUILDING	SPECIAL CORNER

D3

(3) D3: Downtown District 3: General Urban

(a) District Goals

Provide for a mix of uses that serve primarily the neighbors and secondarily the wider community. Extend the character, scale, and quality of the Downtown Core to under- or unbuilt areas in terms of street pattern, pedestrian connections, and building form. Create mixed-use, green, walkable streets that support a variety of building types. Accommodate mixed uses, with required Commercial use at the ground level along Ellis Street.



Photograph shows general principles only and may not meet all standards

(b) Function & Bulk Requirements

[1] Function

- [a] General Use See Fig. D
- [b] Ground Floor Use See Fig. D
- [c] Upper Floor Use See Fig. D
- [d] Accessory Use See Fig. D
- [e] Conditional Use See Fig. D

[2] Setbacks (Vary by Building Type - See Fig. E5)

- [a] Front 0-20'
- [b] Side 0-10'
- [c] Rear Setback 10'
- [d] Third Floor 15' (for 25-35' after 60')

[3] Lot Occupation (Maximum)

- [a] Impervious 80% (75% along N. Haddon)
- [b] Bldg. Coverage 55% (50% along N. Haddon)
- [c] Third Floor 100% of second story

[4] Height

- [a] Total Height 2.5-3 Stories Maximum
- [b] Height at Eaves 28-33' Maximum
- [c] Height of Roofline 36' Maximum *

[5] Parking Placement

- [a] Uncovered Rear Only
- [b] Covered Rear Only
- [c] Trash Containers Rear Only

[6] Appearance

- [a] Building Width 100' Maximum
- [b] Facade Width 25-60' ("Vertical Rhythm")
- [c] Door-to-Door 25-60' Maximum
- [d] Roofline Width 60' Maximum
- [e] Doors & Windows 30% Minimum

* - Maximum Height can be 55' within 80' East of PATCO Right-Of-Way and 80' North of the centerline of Euclid Ave.; must also be set back 80' from the centerlines of Mt. Vernon or Redman Aves.

Zone Location Key Map



(c) Allowable Building Types In This Zone

PODIUM BUILDING	LINER BUILDING	FLEX BUILDING	APARTMENT BUILDING	COURTYARD BUILDING	LIVE-WORK	TOWNHOUSE
MANOR HOUSE	TWINS	COTTAGE HOUSE	SIDEYARD BUILDING	SINGLE-FAMILY HOUSE	CIVIC BUILDING	SPECIAL CORNER

D4

(4) D4: Downtown District 4:

King's Highway

(a) District Goals

Reinforce the main purpose of Downtown Haddonfield as the shopping and gathering focus of the community. Preserve the vitality, scale, character, variety, and consistency of the existing urban fabric. Accommodate a mix of uses that maintains the liveliness of the street, add to the community's tax ratables. Provide diverse residential choices while recognizing the importance of retail use at the ground level.



Photograph shows general principles only and may not meet all standards

(b) Function & Bulk Requirements

[1] Function

- [a] General Use See Fig. D
- [b] Ground Floor Use See Fig. D
- [c] Upper Floor Use See Fig. D
- [d] Accessory Use See Fig. D
- [e] Conditional Use See Fig. D

[2] Setbacks (Vary by Building Type - See Fig. E5)

- [a] Front 0-5'
- [b] Side 0-5'
- [c] Rear Setback 5-30'
- [d] Third Floor 15' (for 25-35' after 60')

[3] Lot Occupation (Maximum)

- [a] Impervious 90%
- [b] Bldg. Coverage 65%
- [c] Third Floor 75% of second story

[4] Height

- [a] Total Height 3 Stories Maximum
- [b] Height at Eaves 33' Maximum
- [c] Height of Roofline 36' Maximum (40' at Special Corners)

[5] Parking Placement

- [a] Uncovered Rear Only
- [b] Covered Rear Only
- [c] Trash Containers Rear Only

[6] Appearance

- [a] Building Width 100' Maximum
- [b] Facade Width 25-35' ("Vertical Rhythm")
- [c] Door-to-Door 25-35' Maximum
- [d] Roofline Width 60' Maximum
- [e] Doors & Windows 30% Minimum

Zone Location Key Map



(c) Allowable Building Types In This Zone

PODIUM BUILDING	LINER BUILDING	FLEX BUILDING	APARTMENT BUILDING	COURTYARD BUILDING	LIVE-WORK	TOWNHOUSE
MANOR HOUSE	TWINS	COTTAGE HOUSE	SIDEYARD BUILDING	SINGLE-FAMILY HOUSE	CIVIC BUILDING	SPECIAL CORNER

E. Building Types

(1) General

Allowable Building Types are defined for each Downtown District in § 135-38.D.

(2) Allowable Building Types

Allowable Building Types for Downtown Districts are:

- Apartment Building (AB)
- Civic Building (CB)
- Cottage House (CH)
- Courtyard Building (CO)
- Flex Building (FB)
- Liner Building (LB)
- Live-Work Building(LW)
- Manor House (MH)
- Podium Building (PB)
- Sideyard Building (CO)
- Single-Family Detached House (SFD)
- Special Corner Building (SC)
- Townhouse (TH)
- Twins (TW)
- Accessory Structure (ACS)

(3) Additional Building Types

(removed)

(4) Building Types Across Zone Boundaries

Building Types should be selected so that buildings of compatible scale and arrangement relate across streets and Downtown Zone boundaries. Contrasting building types are best placed back-to-back, with alleys or rear lot lines acting as transitions.

(5) Bulk Requirements

Bulk requirements by Building Type are summarized in Figure E. Specific requirements vary according to Building Type, see § 135-38.E.(6-20) section (f.)

Figure E - Bulk Requirements

		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 (min/max in sf)		6,500 / 10,000	no min / 10,000	900 / 1,500	6,500 / 10,000	no min / 10,000	no min / 10,000	800 / 1,925	1,600 / 7,000	no min / 10,000	1,680 / 4,200	1,400 / 4,200	no min / 10,000	800 / 1,925	800 / 2,100	
Building Width (min/max in ft)		65 / 100	no min / 100	20 / 30	65 / 100	no min / 100	no min / 100	16 / 35	30 / 60	no min / 100	24 / 60	30 / 60	no min / 100	16 / 35	16 / 30	
Building Coverage (max %)	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	n/a	50	50	n/a	50	n/a	n/a	50	n/a	
	D3	50	50	n/a	50	50	50	50	n/a	50	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	65	n/a	n/a	
Setbacks	Front (min/max)	D1	25' min / no max	10' / 15'	n/a	0' / 10'	n/a	3' / 10'	10' / 25'	n/a	10' / 25'	10' / 25'	n/a	5' / 15'	12' / 25'	
		D2	25' min / no max	10' / 15'	3' / 10'	0' / 10'	0' / 10'	10' / 20'	n/a	10' / 25'	n/a	n/a	n/a	3' / 10'	10' / 20'	
		D3	0' / 10'	25' min / no max	n/a	0' / 10'	0' / 10'	n/a	0' / 10'	n/a	0' / 10'	n/a	n/a	5' / 5' **	0' / 10'	n/a
		D4	n/a	25' min / no max	n/a	n/a	0'	n/a	0' / 5'	n/a	n/a	n/a	n/a	0' / 0'	n/a	n/a
	Side (min/max)	D1	n/a	15' min / no max	3' / 15'	n/a	0' / 5'	n/a	0' / 10'	5' / 15'	n/a	3' / 15'	5' / 15'	n/a	0'	5' / 15'
		D2	5' / 15'	15' min / no max	3' / 15'	5' / 10'	0' / 5'	n/a	0' / 10'	5' / 15'	n/a	3' / 15'	n/a	n/a	0'	5' / 15'
		D3	5' / 10'	15' min / no max	n/a	5' / 10'	0' / 5'	0' / 20'	0' / 10'	n/a	0' / 20'	n/a	n/a	n/a **	0'	n/a
		D4	n/a	15' min / no max	n/a	n/a	0' / 5'	n/a	0' / 5'	n/a	n/a	n/a	n/a	0' / 5'	n/a	n/a
	Rear (min/max)	D1	n/a	10' / no max	10' / no max	n/a	10' / no max	n/a	10' / no max	10' / no max	n/a	10' / no max	10' / no max	n/a	10' / no max	10' / no max
		D2	10' / no max	10' / no max	10' / no max	10' / no max	10' / no max	n/a	10' / no max	10' / no max	n/a	10' / no max	n/a	n/a	10' / no max	10' / no max
		D3	10' / no max	10' / no max	n/a	10' / no max	10' / no max	10' / no max	10' / no max	n/a	10' / no max	n/a	n/a	n/a **	10' / no max	n/a
		D4	n/a	5' / 25'	n/a	n/a	5' / 25'	n/a	5' / 25'	n/a	n/a	n/a	n/a	5' / 25'	n/a	n/a
Height	min / max (stories)	D1	n/a	1/3	1/2	n/a	2/3	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	2/3	2/3	
		D3	2/3	1/3	n/a	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	2/3	n/a	n/a
	max (ft)	D1	n/a	36	24	n/a	36	n/a	36	36	n/a	36	36	n/a	36	36
		D2	36	36	24	36	36	n/a	36	36	n/a	36	n/a	n/a	36	36
		D3	36	36	n/a	36	36	36 (55*)	36	n/a	36 (55*)	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	40	n/a	n/a
Accessory Structure	Max bldg footprint in sf		not permitted	800	not permitted	not permitted	not permitted	800	not permitted	not permitted	800	800	not permitted	800	800	
	Max Height		n/a	18'	n/a	n/a	n/a	18'	n/a	n/a	18'	18'	n/a	18'	18'	
	min/max Setback (ft)	Alley	n/a	0' / 5'	n/a	n/a	n/a	0' / 5'	n/a	n/a	3' / 5'	3' / 5'	n/a	3' / 5'	3' / 5'	
		Main Bldg.	n/a	6' / no max	n/a	n/a	n/a	n/a	6' / no max	n/a	n/a	6' / no max	6' / no max	n/a	6' / no max	6' / no max
	Side Yard	n/a	3' / no max	n/a	n/a	n/a	n/a	0' / no max	n/a	n/a	3' / no max	3' / no max	n/a	0' / no max	0' / no max	
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***	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	
		Commercial	3/1000 sf	3/1000 sf	3/1000 sf	3/1000 sf	3/1000 sf	3/1000 sf	3/1000 sf	3/1000 sf	3/1000 sf	3/1000 sf	3/1000 sf	3/1000 sf	3/1000 sf	

*=Special Maximum Height Zone

**= Special Corners are only allowed at one intersection outside of the D4 Zone (See 135-38-17B) and where not noted will follow D4 Bulk Requirements

***=This parking standard for residential development is based on the need to provide flexibility with respect to permitted changes of use, both residential and non-residential, 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 Parking Standards in §135-38.F. 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.

(6) Permitted Uses

Permitted uses by Building Type are summarized in Figure F. Specific requirements in § 135-38.E.(6) supersede any conflicting summary requirement.

Figure F - Building Types - Permitted Uses

		PERMITTED USES															
		Business Office	Dwelling Units *	Home Occupations	Home Office	House of Worship	Municipal Use	Personal Service	Professional Office	Restaurant	Retail	Bank or Savings Institution	Parking (Primary Use)	Daycare	Private School	Gasoline Station	Studio
BUILDING TYPES																	
Apartment Building	AB	N	P	P	P	N	N	P	N	C	P	N	N	C	N	N	N
Civic Building	CB	P	N	N	N	P	P	N	P	C	P	N	N	C	P	N	N
Cottage House	CH	N	P	P	C	N	N	N	N	C	N	N	N	C	N	N	N
Courtyard Building	CO	N	P	P	P	N	N	N	P	C	N	C	N	C	C	N	N
Flex Building	FB	P	P	P	C	N	N	C	C	C	P	C	N	C	C	N	P
Liner Building	LB	P	P	P	P	N	N	P	P	C	P	C	N	C	C	N	P
Live-Work	LW	P	P	P	P	N	N	C	P	C	P	N	N	C	N	N	P
Manor House	MH	N	P	P	C	N	N	N	C	C	N	N	N	C	C	N	N
Podium Building	PB	P	P	P	P	N	N	P	P	C	P	C	N	C	C	N	P
Sidyard Building	SB	P	P	P	C	N	N	N	C	C	N	N	N	C	N	N	P
Single-Family Detached House	SFD	N	P	P	C	N	N	N	N	C	N	N	N	C	N	N	N
Special Corner	SC	P	P	P	P	N	N	N	P	C	P	C	N	C	C	N	P
Townhouse	TH	N	P	P	C	N	N	P	C	C	C	N	N	C	N	N	N
Twins	TW	N	P	P	C	N	N	N	N	C	N	N	N	C	N	N	N
Accessory Building or Structure	ACS	N	P	P	P	N	N	P	N	C	N	N	P	C	N	N	P

NOTES:

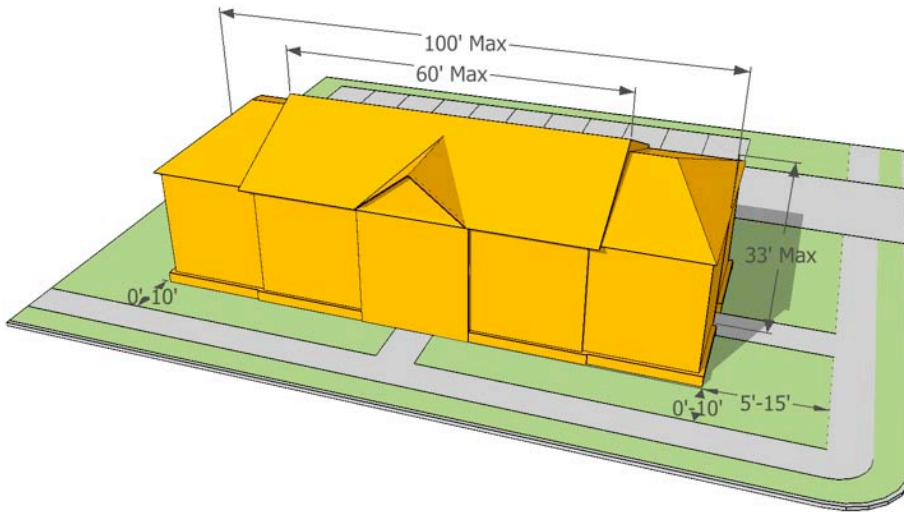
- P** = "Permitted" (Use can be applied to this Building Type)
- C** = "Conditional" (May be permitted, with conditions)
- N** = "Not Permitted" (Use is prohibited in this Building Type)

* Dwelling Units in Mixed-Use Buildings may not be placed on the Ground (first) floor, except in Live-Work Buildings that do not front on to King's Highway.

(7) Apartment Building

(a) Typical Condition / Siting Example

For illustrative purposes only



(b) Description

Multiple dwellings above or beside each other in a building that occupies most of its lot width and is placed close to the sidewalk. Often called "Garden Apartments."

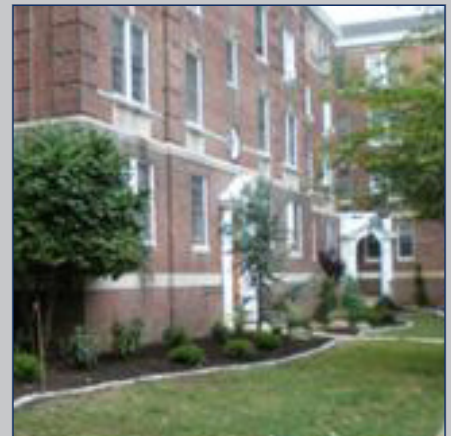
(c) Local Examples

Apartment Buildings are lower versions of what can be found at the edges of Downtown Haddonfield. Two examples are at Linden Avenue at King's Highway, and at Potter Street and King's Highway.

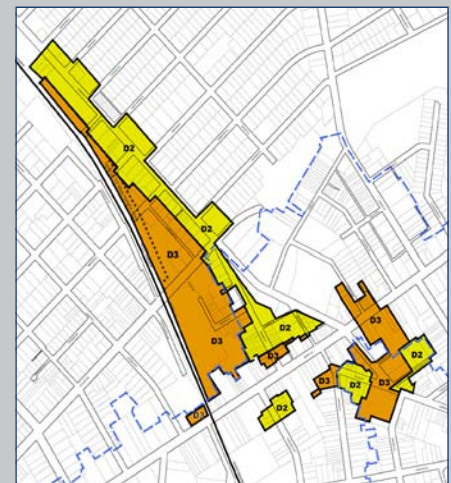
AB

(d) Character Examples

Photographs show general principles only and may not meet all standards



(e) Zone Application



Apartment Building

AB

(f) Building Bulk Requirements

			AB
			APARTMENT BUILDING
Footprint Area (min/max in sf)			6,500 / 10,000
Building Width (min/max in ft)			65 / 100
Building Coverage (max %)	D1		n/a
	D2		50
	D3		50
	D4		n/a
Setbacks	Front (min/max)	D1	n/a
		D2	3' / 10'
		D3	0' / 10'
		D4	n/a
	Side (min/max)	D1	n/a
		D2	5' / 15'
		D3	5' / 10'
		D4	n/a
	Rear (min/max)	D1	n/a
		D2	10' / no max
		D3	10' / no max
		D4	n/a
Height	min / max (stories)	D1	n/a
		D2	2/3
		D3	2/3
		D4	n/a
	max (ft)	D1	n/a
		D2	36
		D3	36
		D4	n/a
Accessory Structure	Max bldg footprint in sf		not permitted
	Max Height		n/a
	min/max Setback (ft)	Alley	n/a
		Main Bldg. Side Yard	n/a
Parking	For Development that is only Residential		1.5/ Unit standard***
	Mixed-Use	Residential	1.5 / Unit
		Commercial	3/1000 sf

NOTES:

*=Special Maximum Height Zone

**=Special Corners are only allowed at three intersections inside of the D4 Zone (See 135-38-17B) and where not noted will follow D4 Bulk Requirements

***=This parking standard for residential development is based on the need to provide flexibility with respect to permitted changes of use, both residential and non-residential, 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 Parking Standards in §135-38.F. 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

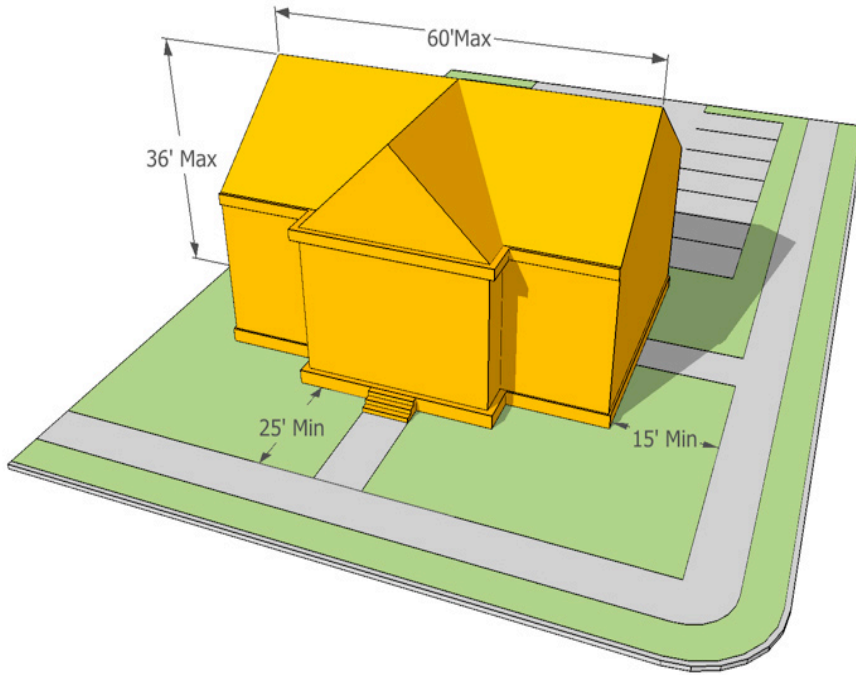
Zone Application



(8) Civic Buildings

(a) Typical Condition / Siting Example

For illustrative purposes only



(b) Description

A building that contains public or civic uses of special significance to residents, employees, or visitors. Civic buildings are used for the following purposes: community services, day care, education, government, places of worship, or social services. Civic buildings do not include retail buildings, residential buildings, or buildings with private offices. (See Section 10 for Special Provisions)

(c) Local Examples

These buildings are currently seen throughout the Borough, especially in the Downtown area.

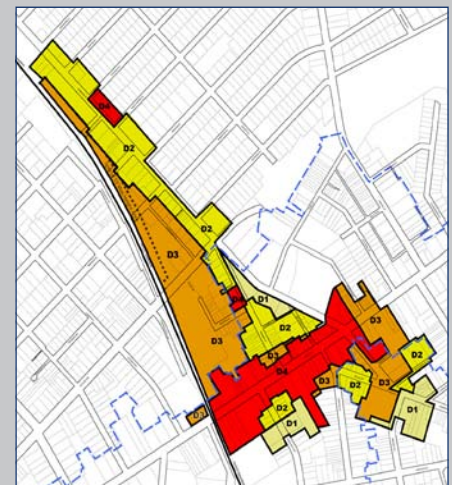
CB

(d) Character Examples

Photographs show general principles only and may not meet all standards



(e) Zone Application



Civic Buildings

CB

(f) Building Bulk Requirements

			CB
			CIVIC BUILDING
Footprint Area (min/max in sf)			no min / 10,000
Building Width (min/max in ft)			no min / 100
Building Coverage (max %)		D1	50
		D2	50
		D3	50
		D4	65
Setbacks	Front (min/max)	D1	25' min / no max
		D2	25' min / no max
		D3	25' min / no max
		D4	25' min / no max
	Side (min/max)	D1	15' min / no max
		D2	15' min / no max
		D3	15' min / no max
		D4	15' min / no max
	Rear (min/max)	D1	10' / no max
		D2	10' / no max
		D3	10' / no max
		D4	5' / 25'
Height	min / max (stories)	D1	1/3
		D2	1/3
		D3	1/3
		D4	1/3
	max (ft)	D1	36
		D2	36
		D3	36
		D4	36
Accessory Structure	Max bldg footprint in sf		800
	Max Height		18'
	min/max Setback in ft.	Alley	0' / 5'
		Main Bldg.	6' / no max
		Side Yard	3' / no max
Parking	For Development that is only Residential		n/a
	Mixed-Use	Residential	1.5 / Unit
		Commercial	3/1000 sf

NOTES:

*=Special Maximum Height Zone

**=Special Corners are only allowed at three intersections inside of the D4 Zone (See 135-38-17B) and where not noted will follow D4 Bulk Requirements

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Zone Application



(g) Special Provisions for Civic Buildings

[1] Intent

The civic buildings of a town identify its symbolic and ceremonial heart. Allowing Civic Buildings in Downtown Haddonfield is also necessary to create gathering spaces and focal points of the community.

[2] Bulk Standards

In order to provide greater flexibility and to allow more iconic architecture, Civic Buildings have more-relaxed Bulk Standards than other Building Types. These Bulk Standards are as follows:

1. Footprint - There shall be no minimum Footprint. With the Downtown District's overall Building width restrictions, maximum Footprint of Civic Buildings is limited to 10,000 square feet.
2. Height - Overall Height of the Main Structure is limited to 36 feet. Approved ornamentation may rise higher if intended for House of Worship or Municipal Uses.
3. Setbacks - Civic Building Setbacks are at a minimum of 25 feet for front facades and 15 feet for sides. The resulting open space should remain public where possible.

[3] Design Features

Iconic buildings with high-quality materials and prominent settings project a sense of permanence and human scale that expresses the dignity and importance of institutions.

1. Exterior Details - Exterior Details are to be of appropriate scale and material to match or compliment the character of Downtown Haddonfield.
2. Location of Entrances - Main entrances are preferred along axial terminations of streets and walkways, or directly connected to any adjoining Civic Spaces.

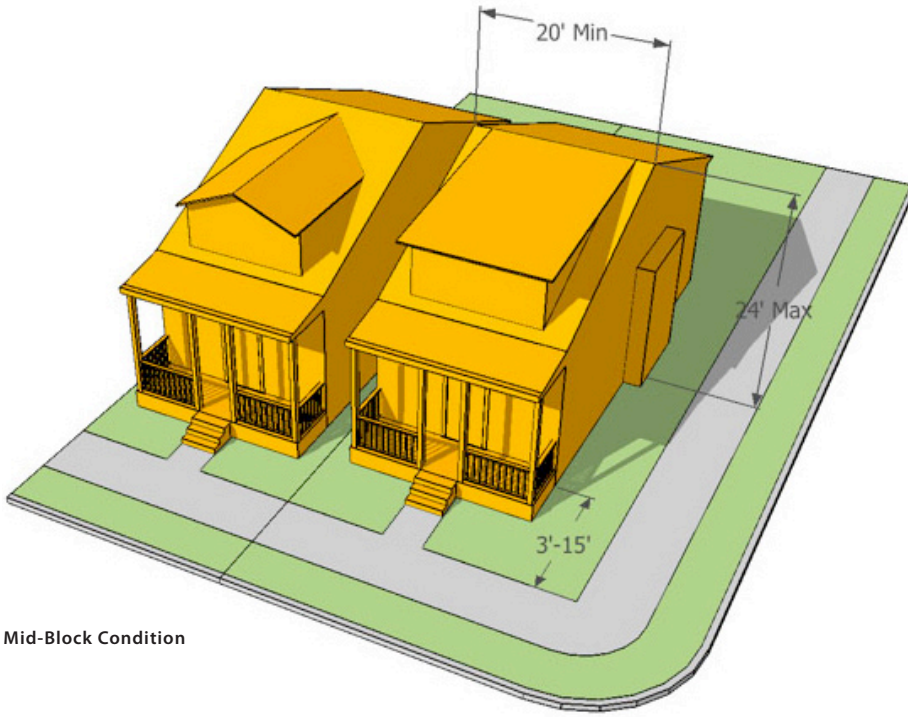
[4] Retail Functions

Retail is permitted only as an Accessory Use to Municipal Uses.

(9) Cottage House

(a) Typical Condition / Siting Example

For illustrative purposes only



Mid-Block Condition

End-Unit/Corner Condition

(b) Description

A variant of the Single Family Detached House, with a lower allowable height and smaller side and front setbacks. It is intended for smaller lots.

(c) Local Examples

Cottage Houses are currently seen along Wilkins Avenue and Ellis Street, as well as in many of the residential neighborhoods surrounding Downtown Haddonfield.

CH

(d) Character Examples

Photographs show general principles only and may not meet all standards



(e) Zone Application



Cottage House

CH

(f) Building Bulk Requirements

			CH
			COTTAGE HOUSE
Footprint Area (min/max in sf)			900 / 1,500
Building Width (min/max in ft)			20 / 30
Building Coverage (max %)		D1	50
		D2	50
		D3	n/a
		D4	n/a
Setbacks	Front (min/max)	D1	10' / 15'
		D2	10' / 15'
		D3	n/a
		D4	n/a
	Side (min/max)	D1	3' / 15'
		D2	3' / 15'
		D3	n/a
		D4	n/a
	Rear (min/max)	D1	10' / no max
		D2	10' / no max
		D3	n/a
		D4	n/a
Height	min / max (stories)	D1	1 / 2
		D2	1 / 2
		D3	n/a
		D4	n/a
	max (ft)	D1	24
		D2	24
		D3	n/a
		D4	n/a
Accessory Structure	Max bldg footprint in sf		800
	Max Height		18'
	min/max Setback in ft.	Alley	3' / 5'
		Main Bldg.	6' / no max
Side Yard		3' / no max	
Parking	For Development that is only Residential		1.5/ Unit standard***
	Mixed-Use	Residential	1.5 / Unit
		Commercial	3/1000 sf

NOTES:

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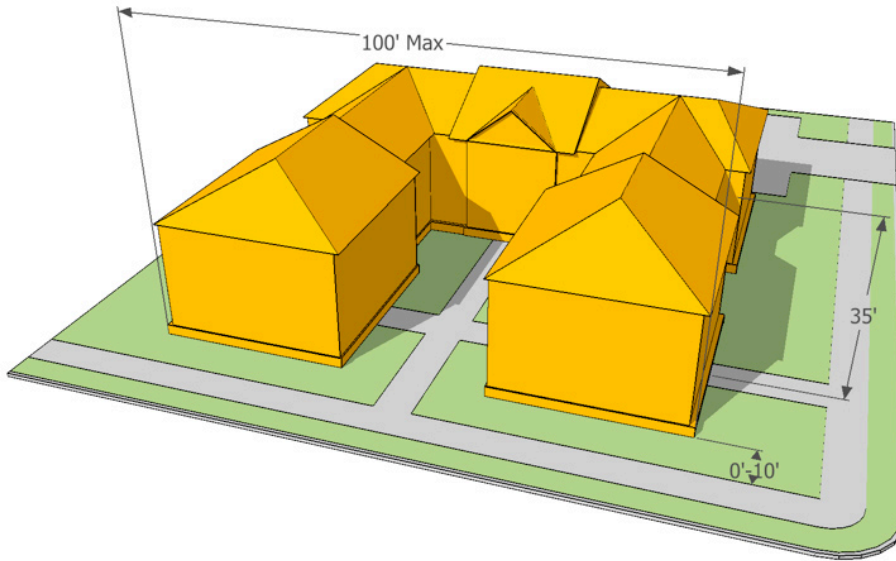
Zone Application



(10) Courtyard Building

(a) Typical Condition / Siting Example

For illustrative purposes only



(b) Description

A residential building with multiple dwellings that are arranged around and fronting on a central garden or courtyard that may be partially or wholly open to the street.

(c) Local Examples

Courtyard Buildings buildings are lower versions of the apartment at King's Highway at Potter St.

(d) Character Examples

Photographs show general principles only and may not meet all standards



(e) Zone Application



CO

Courtyard Building

CO

(f) Building Bulk Requirements

			CO
			COURTYARD BUILDING
Footprint Area (min/max in sf)			6,500 / 10,000
Building Width (min/max in ft)			65 / 100
Building Coverage (max %)	D1		n/a
	D2		50
	D3		50
	D4		n/a
Setbacks	Front (min/max)	D1	n/a
		D2	3' / 10'
		D3	0' / 10'
		D4	n/a
	Side (min/max)	D1	n/a
		D2	5' / 10'
		D3	5' / 10'
		D4	n/a
	Rear (min/max)	D1	n/a
		D2	10' / no max
		D3	10' / no max
		D4	n/a
Height	min / max (stories)	D1	n/a
		D2	1/3
		D3	1/3
		D4	n/a
	max (ft)	D1	n/a
		D2	36
		D3	36
		D4	n/a
Accessory Structure	Max bldg footprint in sf		not permitted
	Max Height		n/a
	min/max Setback in ft.	Alley	n/a
		Main Bldg.	n/a
Side Yard		n/a	
Parking	For Development that is only Residential		1.5/ Unit standard***
	Mixed-Use	Residential	1.5 / Unit
		Commercial	3/1000 sf

NOTES:

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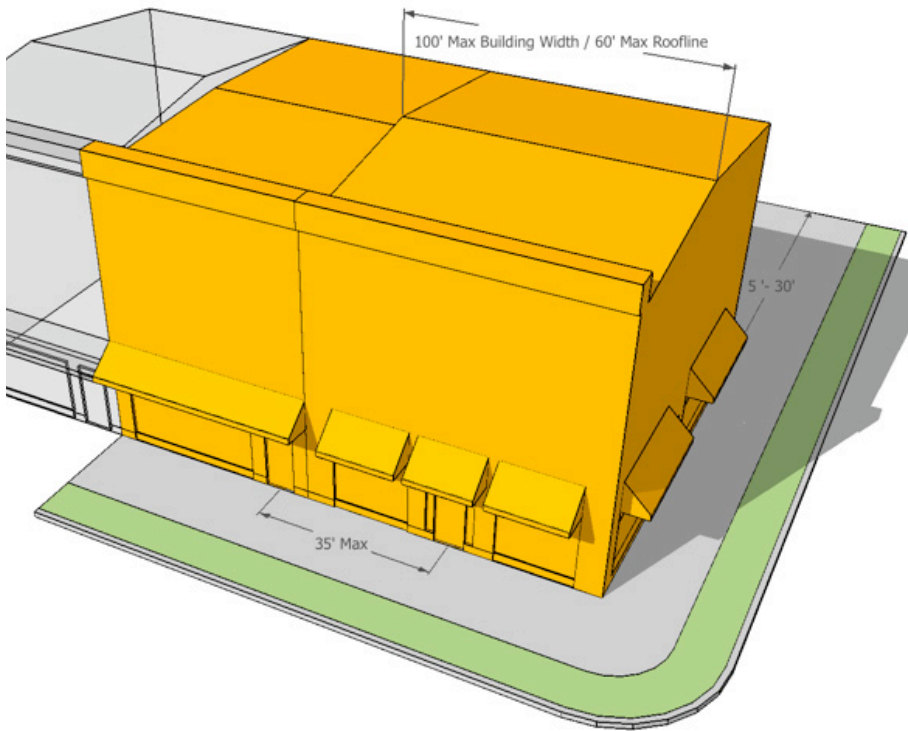
Zone Application



(11) Flex Building

(a) Typical Condition / Siting Example

For illustrative purposes only



(b) Description

A multistory building with multiple dwellings or offices in upper stories and retail or office uses on the ground floor. Residential uses may not be placed on the ground floor. Often, these buildings have common walls on one or both side lot lines.

Flex Buildings along King's Highway must have Retail Uses on the Ground Floor.

(c) Local Examples

These buildings are very common throughout Downtown Haddonfield and can be seen in various configurations. They are most often found in groups along King's Highway and Haddon Avenue, but are also scattered throughout the Borough on other primary and secondary streets.

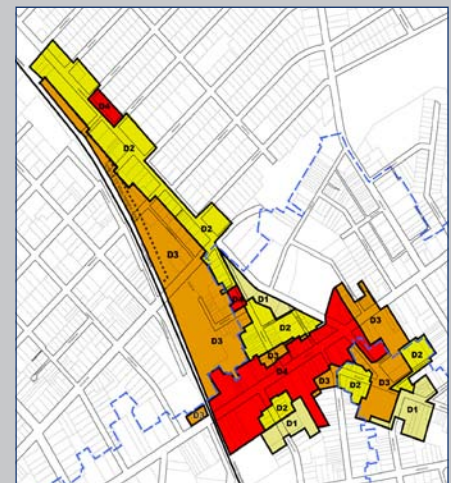
FB

(d) Character Examples

Photographs show general principles only and may not meet all standards



(e) Zone Application



Flex Building

FB

(f) Building Bulk Requirements

		FB	
		FLEX BUILDING	
Footprint Area (min/max in sf)		no min / 10,000	
Building Width (min/max in ft)		no min / 100	
Building Coverage (max %)	D1	50	
	D2	50	
	D3	50	
	D4	65	
Setbacks	Front (min/max)	D1	0' / 10'
		D2	0' / 10'
		D3	0' / 10'
		D4	0'
	Side (min/max)	D1	0' / 5'
		D2	0' / 5'
		D3	0' / 5'
		D4	0' / 5'
	Rear (min/max)	D1	10' / no max
		D2	10' / no max
		D3	10' / no max
		D4	5' / 25'
Height	min / max (stories)	D1	2/3
		D2	2/3
		D3	2/3
		D4	2/3
	max (ft)	D1	36
		D2	36
		D3	36
		D4	36
Accessory Structure	Max bldg footprint in sf		not permitted
	Max Height		n/a
	min/max Setback in ft.	Alley	n/a
		Main Bldg. Side Yard	n/a
Parking	For Development that is only Residential		1.5/ Unit standard***
	Mixed-Use	Residential	1.5 / Unit
		Commercial	3/1000 sf

NOTES:

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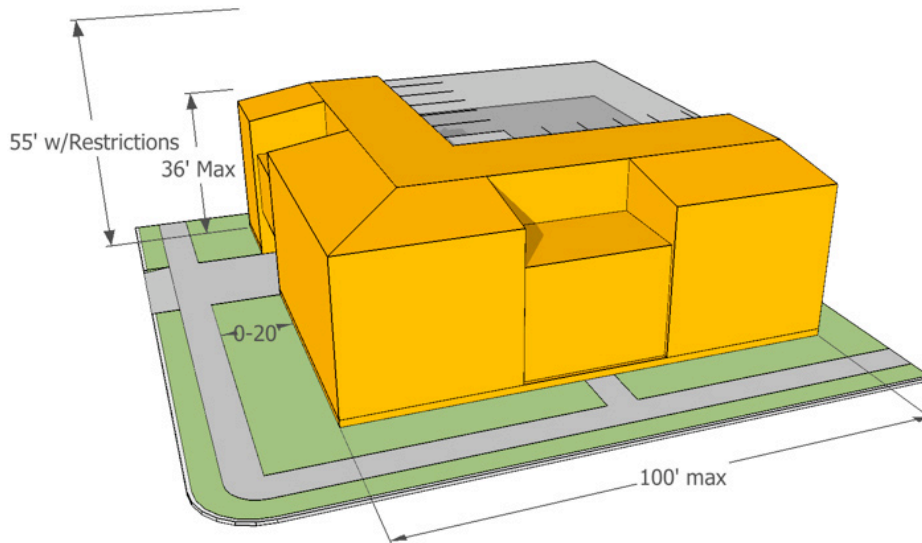
Zone Application



(12) Liner Building

(a) Typical Condition / Siting Example

For illustrative purposes only



(b) Description

A building or portion of a building constructed in front of a large-volume use such as a parking garage, cinema, supermarket etc. The building is configured to conceal large expanses of blank wall area or parking and to face the street space with a facade that has ample doors and windows opening onto the sidewalk.

80' North of the centerline of Euclid Avenue, they can rise to a height of five stories or a maximum of 55' for any portions within 80' of the Eastern PATCO Right-Of-Way. A 100' Setback from Haddon Avenue and adherence to all other general standards for zoning districts and building types must be observed.

(c) Local Examples

Liner Buildings are not currently found in Haddonfield, although similar structures have been built as part of Collingswood's Lumberyard development.

LB

(d) Character Examples

Photographs show general principles only and may not meet all standards



(e) Zone Application



Liner Building

LB

(f) Building Bulk Requirements

			LB
			LINER BUILDING
Footprint Area (min/max in sf)			no min / 10,000
Building Width (min/max in ft)			no min / 100
Building Coverage (max %)		D1	n/a
		D2	n/a
		D3	50
		D4	n/a
Setbacks	Front (min/max)	D1	n/a
		D2	n/a
		D3	0' / 10'
		D4	n/a
	Side (min/max)	D1	n/a
		D2	n/a
		D3	0' / 20'
		D4	n/a
	Rear (min/max)	D1	n/a
		D2	n/a
		D3	10' / no max
		D4	n/a
Height	min / max (stories)	D1	n/a
		D2	n/a
		D3	2/5
		D4	n/a
	max (ft)	D1	n/a
		D2	n/a
		D3	36 (55*)
		D4	n/a
Accessory Structure	Max bldg footprint in sf		not permitted
	Max Height		n/a
	min/max Setback in ft.	Alley	n/a
		Main Bldg. Side Yard	n/a
Parking	For Development that is only Residential		1.5/ Unit standard***
	Mixed-Use	Residential	1.5 / Unit
		Commercial	3/1000 sf

NOTES:

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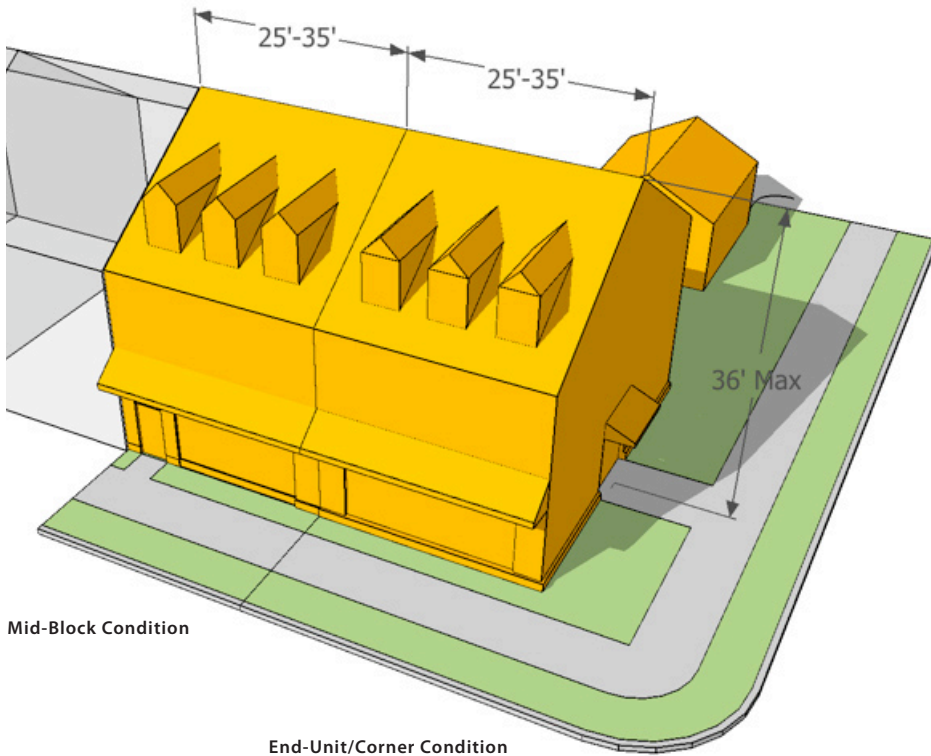
Zone Application



(13) Live-Work Building

(a) Typical Condition / Siting Example

For illustrative purposes only



Mid-Block Condition

End-Unit/Corner Condition

(b) Description

A variant of a Flex Building or Townhouse building that combines living space with work space, retail space and/or professional space that is related to the livelihood of the building’s occupants. All of these uses may occupy any story of the building. A Live-Work building may include one unit or multiple units, and may be an attached or detached building.

Live-Work Buildings along King’s Highway must have Retail Uses on the Ground Floor.

(c) Local Examples

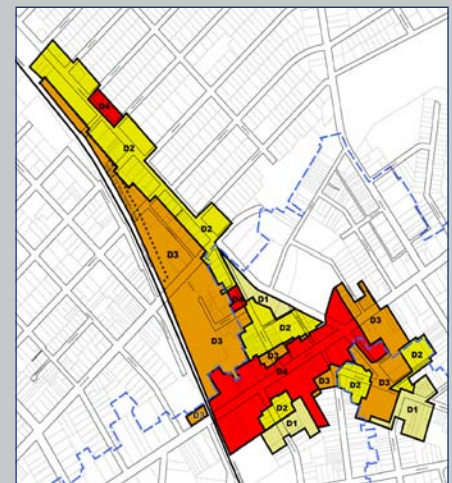
Live-work buildings are similar to some of the smaller home studios along Mechanic and Tanner Streets.

(d) Character Examples

Photographs show general principles only and may not meet all standards



(e) Zone Application



Live-Work Building

LW

(f) Building Bulk Requirements

			LW
			LIVE-WORK BUILDING
Footprint Area (min/max in sf)			800 / 1,925
Building Width (min/max in ft)			16 / 35
Building Coverage (max %)		D1	50
		D2	50
		D3	50
		D4	65
Setbacks	Front (min/max)	D1	3' / 10'
		D2	0' / 10'
		D3	0' / 10'
		D4	0' / 5'
	Side (min/max)	D1	0' / 10'
		D2	0' / 10'
		D3	0' / 10'
		D4	0' / 5'
	Rear (min/max)	D1	10' / no max
		D2	10' / no max
		D3	10' / no max
		D4	5' / 25'
Height	min / max (stories)	D1	2/3
		D2	2/3
		D3	2/3
		D4	2/3
	max (ft)	D1	36
		D2	36
		D3	36
		D4	36
Accessory Structure	Max bldg footprint in sf		800
	Max Height		18'
	min/max Setback in ft.	Alley	0' / 5'
		Main Bldg.	6' / no max
Side Yard		0' / no max	
Parking	For Development that is only Residential		1.5/ Unit standard***
	Mixed-Use	Residential	1.5 / Unit
		Commercial	3/1000 sf

NOTES:

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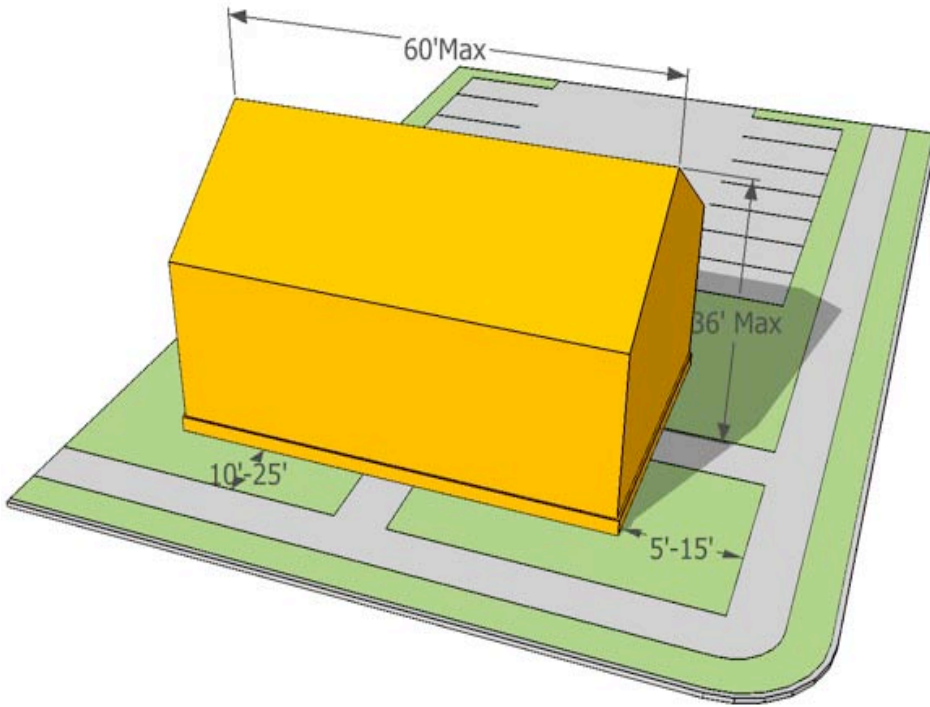
Zone Application



(14) Manor House

(a) Typical Condition / Siting Example

For illustrative purposes only



(b) Description

A detached residential building that resembles a large house but which contains multiple dwellings above and beside each other.

(c) Local Examples

Manor Houses may not be found in Haddonfield today as built for this purpose, but they are similar to the large older homes renovated or divided into multiple dwelling units.

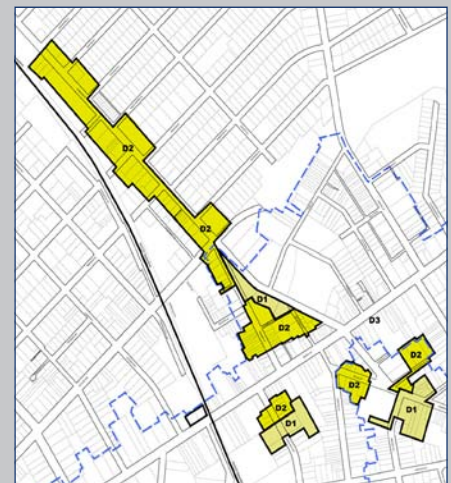
MH

(d) Character Examples

Photographs show general principles only and may not meet all standards



(e) Zone Application



Manor House

MH

(f) Building Bulk Requirements

			MH
			MANOR HOUSE
Footprint Area (min/max in sf)			1,600 / 7,000
Building Width (min/max in ft)			30 / 60
Building Coverage (max %)	D1		50
	D2		50
	D3		n/a
	D4		n/a
Setbacks	Front (min/max)	D1	10' / 25'
		D2	10' / 20'
		D3	n/a
		D4	n/a
	Side (min/max)	D1	5' / 15'
		D2	5' / 15'
		D3	n/a
		D4	n/a
	Rear (min/max)	D1	10' / no max
		D2	10' / no max
		D3	n/a
		D4	n/a
Height	min / max (stories)	D1	2/3
		D2	2/3
		D3	n/a
		D4	n/a
	max (ft)	D1	36
		D2	36
		D3	n/a
		D4	n/a
Accessory Structure	Max bldg footprint in sf		not permitted
	Max Height		n/a
	min/max Setback in ft.	Alley	n/a
		Main Bldg. Side Yard	n/a
Parking	For Development that is only Residential		1.5/ Unit standard***
	Mixed-Use	Residential	1.5 / Unit
		Commercial	3/1000 sf

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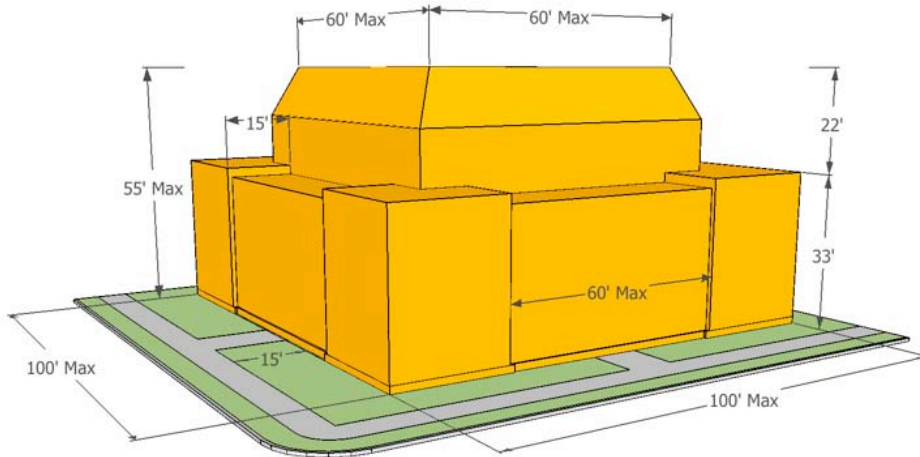
Zone Application



(15) Podium Building

(a) Typical Condition / Siting Example

For illustrative purposes only



(b) Description

A variant of a Liner Building in which a large-volume use structure (such as parking or a cinema) is not only lined with street-related development but also capped with upper levels of habitable space. The upper levels, those above the third floor, shall be set back at least 15' from the third floor.

80' North of the centerline of Euclid Avenue, they can rise to a height of five stories or a maximum of 55' for any portions within 80' of the Eastern PATCO Right-Of-Way. A 100' Setback from Haddon Avenue and adherence to all other general standards for Downtown Zoning Districts and Building Types must be observed.

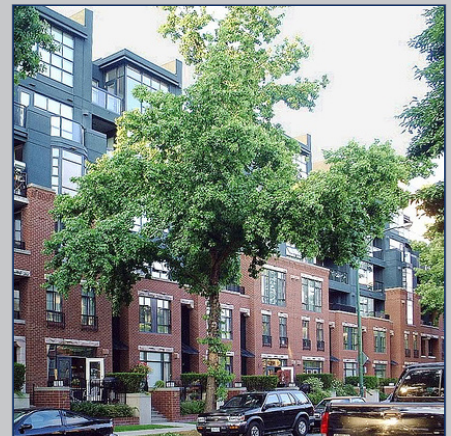
(c) Local Examples

This building is not currently found in Haddonfield, although similar structures have been built in downtown Collingswood and elsewhere in the region..

PB

(d) Character Examples

Photographs show general principles only and may not meet all standards



(e) Zone Application



Podium Building

PB

(f) Building Bulk Requirements

			PB
			PODIUM BUILDING
Footprint Area (min/max in sf)			no min / 10,000
Building Width (min/max in ft)			no min / 100
Building Coverage (max %)		D1	n/a
		D2	n/a
		D3	50
		D4	n/a
Setbacks	Front (min/max)	D1	n/a
		D2	n/a
		D3	0' / 10'
		D4	n/a
	Side (min/max)	D1	n/a
		D2	n/a
		D3	0' / 20'
		D4	n/a
	Rear (min/max)	D1	n/a
		D2	n/a
		D3	10' / no max
		D4	n/a
Height	min / max (stories)	D1	n/a
		D2	n/a
		D3	3/5
		D4	n/a
	max (ft)	D1	n/a
		D2	n/a
		D3	36 (55*)
		D4	n/a
Accessory Structure	Max bldg footprint in sf		not permitted
	Max Height		n/a
	min/max Setback in ft.	Alley	n/a
		Main Bldg. Side Yard	n/a
Parking	For Development that is only Residential		1.5/ Unit standard***
	Mixed-Use	Residential	1.5 / Unit
		Commercial	3/1000 sf

NOTES:

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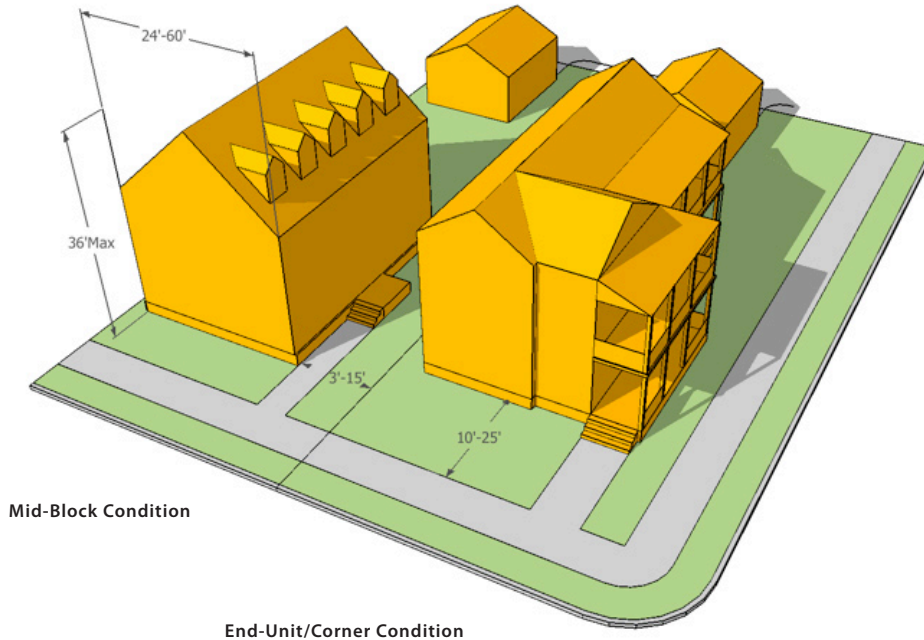
Zone Application



(16) Sideyard Building

(a) Typical Condition / Siting Example

For illustrative purposes only



Mid-Block Condition

End-Unit/Corner Condition

(b) Description

A detached building that abuts one side lot line, with the primary yard to the other side. The Sideyard Building (often called a Charleston House, after the city in which it is most common) is a building type appropriate for lots in those blocks for which street frontage is valuable but interior block space is ample. Lots in such blocks tend to be narrow and deep. The Sideyard Building type is correspondingly narrow and deep, and is often developed in series, so that rooms face south onto porches, and porches on to side yards whose privacy is maintained by a blank north wall on the adjacent house.

(c) Local Examples

Sideyard Buildings have been used elsewhere in the region to develop narrower lots with greater yard privacy. They may not be found in Haddonfield today as built for this purpose, but they are similar to older homes that are not directly oriented to their primary street or where a corner building is oriented differently than the rest of the block.

SB

(d) Character Examples

Photographs show general principles only and may not meet all standards



(e) Zone Application



Sideyard Building

SB

(f) Building Bulk Requirements

			SB
			SIDEYARD BUILDING
Footprint Area (min/max in sf)			1,680 / 4,200
Building Width (min/max in ft)			24 / 60
Building Coverage (max %)		D1	50
		D2	50
		D3	n/a
		D4	n/a
Setbacks	Front (min/max)	D1	10' / 25'
		D2	10' / 25'
		D3	n/a
		D4	n/a
	Side (min/max)	D1	3' / 15'
		D2	3' / 15'
		D3	n/a
		D4	n/a
	Rear (min/max)	D1	10' / no max
		D2	10' / no max
		D3	n/a
		D4	n/a
Height	min / max (stories)	D1	1/3
		D2	1/3
		D3	n/a
		D4	n/a
	max (ft)	D1	36
		D2	36
		D3	n/a
		D4	n/a
Accessory Structure	Max bldg footprint in sf		800
	Max Height		18'
	min/max Setback in ft.	Alley	3' / 5'
		Main Bldg.	6' / no max
Side Yard		3' / no max	
Parking	For Development that is only Residential		1.5/ Unit standard***
	Mixed-Use	Residential	1.5 / Unit
		Commercial	3/1000 sf

NOTES:

*=Special Maximum Height Zone

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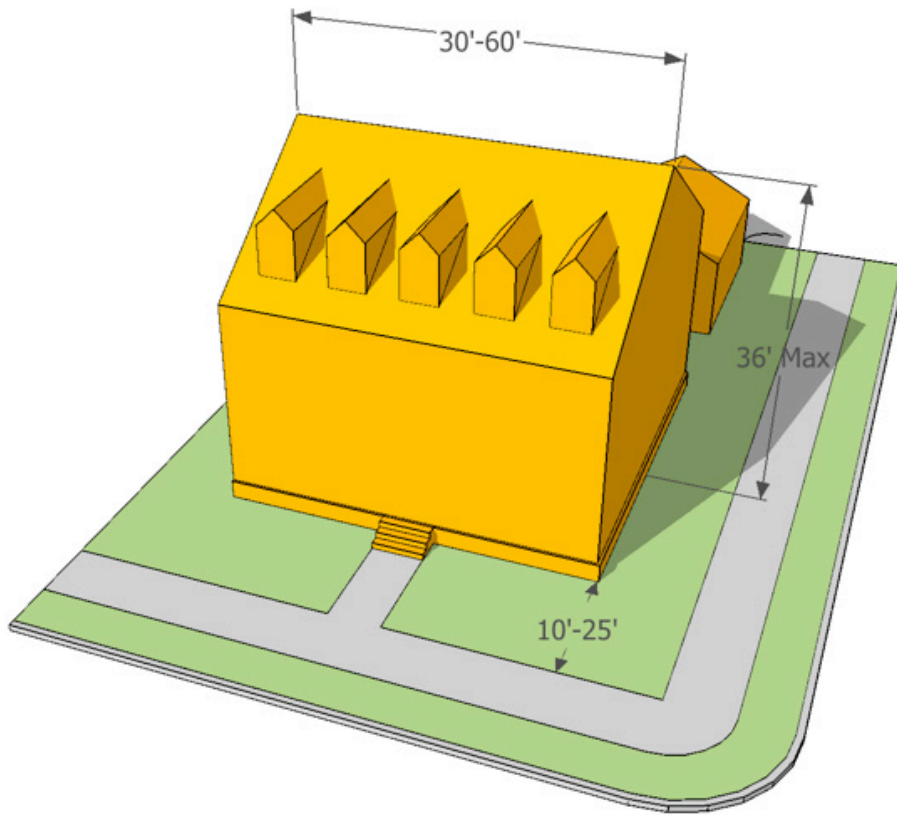
Zone Application



(17) Single-Family Detached House

(a) Typical Condition / Siting Example

For illustrative purposes only



(b) Description

A residential building physically detached from other buildings or portions of buildings.

(c) Local Examples

Single Family Detached Houses are currently seen all around Haddonfield, and is the most predominant type of building in Haddonfield outside the Downtown area. There may be limited opportunities to develop them at the fringes of Downtown.

SFD

(d) Character Examples

Photographs show general principles only and may not meet all standards



(e) Zone Application



Single Family Detached House

SFD

(f) Building Bulk Requirements

			SFD
			HOUSE
Footprint Area (min/max in sf)			1,400 / 4,200
Building Width (min/max in ft)			30 / 60
Building Coverage (max %)		D1	50
		D2	n/a
		D3	n/a
		D4	n/a
Setbacks	Front (min/max)	D1	10' / 25'
		D2	n/a
		D3	n/a
		D4	n/a
	Side (min/max)	D1	5' / 15'
		D2	n/a
		D3	n/a
		D4	n/a
	Rear (min/max)	D1	10' / no max
		D2	n/a
		D3	n/a
		D4	n/a
Height	min / max (stories)	D1	1/3
		D2	n/a
		D3	n/a
		D4	n/a
	max (ft)	D1	36
		D2	n/a
		D3	n/a
		D4	n/a
Accessory Structure	Max bldg footprint in sf		800
	Max Height		18'
	min/max Setback in ft.	Alley	3' / 5'
		Main Bldg.	6' / no max
	Side Yard	3' / no max	
Parking	For Development that is only Residential		1.5/ Unit standard***
	Mixed-Use	Residential	1.5 / Unit
		Commercial	3/1000 sf

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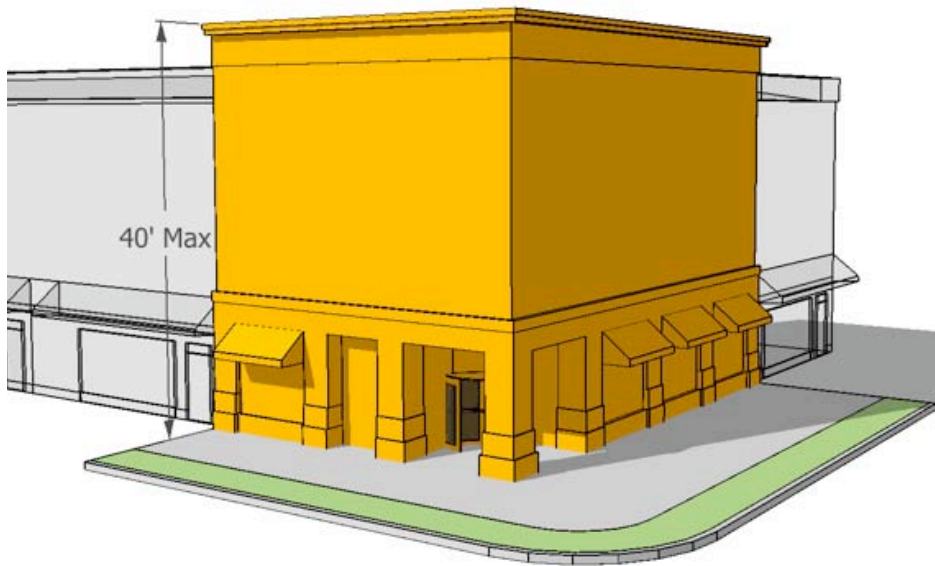
Zone Application



(18) Special Corner Building

(a) Typical Condition / Siting Example

For illustrative purposes only



(b) Description

A variant of the Flex Building for corner lots on major streets. Front and side setbacks are set to zero to allow for “holding the corner.” This building is encouraged to have its main entrance at the corner, if it has only one, or it should have 1 on each street-fronting side if there are two.

The allowable height for this building type will be 40’ at strategically-chosen lots. These are the corners of King’s Highway and Chestnut, Tanner, and Haddon.

Special Corner Buildings along King’s Highway must have Retail Uses on the Ground Floor.

(c) Local Examples

Many of Haddonfield’s corners have conditions similar to these. New construction of this type may be even more iconic, making selected corners very unique places to emphasize the character of the Downtown District.

SC

(d) Character Examples

Photographs show general principles only and may not meet all standards



(e) Zone Application



Special Corner Building

SC

(f) Building Bulk Requirements

			SC
			SPECIAL CORNER
Footprint Area (min/max in sf)			no min / 10,000
Building Width (min/max in ft)			no min / 100
Building Coverage (max %)		D1	n/a
		D2	n/a
		D3	n/a **
		D4	65
Setbacks	Front (min/max)	D1	n/a
		D2	n/a
		D3	5' / 5' **
		D4	0' / 0'
	Side (min/max)	D1	n/a
		D2	n/a
		D3	n/a **
		D4	0' / 5'
	Rear (min/max)	D1	n/a
		D2	n/a
		D3	n/a **
		D4	5' / 25'
Height	min / max (stories)	D1	n/a
		D2	n/a
		D3	n/a **
		D4	2/3
	max (ft)	D1	n/a
		D2	n/a
		D3	n/a **
		D4	40
Accessory Structure	Max bldg footprint in sf		not permitted
	Max Height		n/a
	min/max Setback in ft.	Alley	n/a
		Main Bldg.	n/a
Side Yard		n/a	
Parking	For Development that is only Residential		n/a
	Mixed-Use	Residential	1.5 / Unit
		Commercial	3/1000 sf

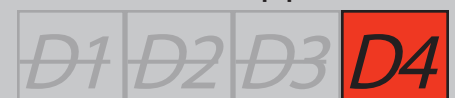
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Zone Application

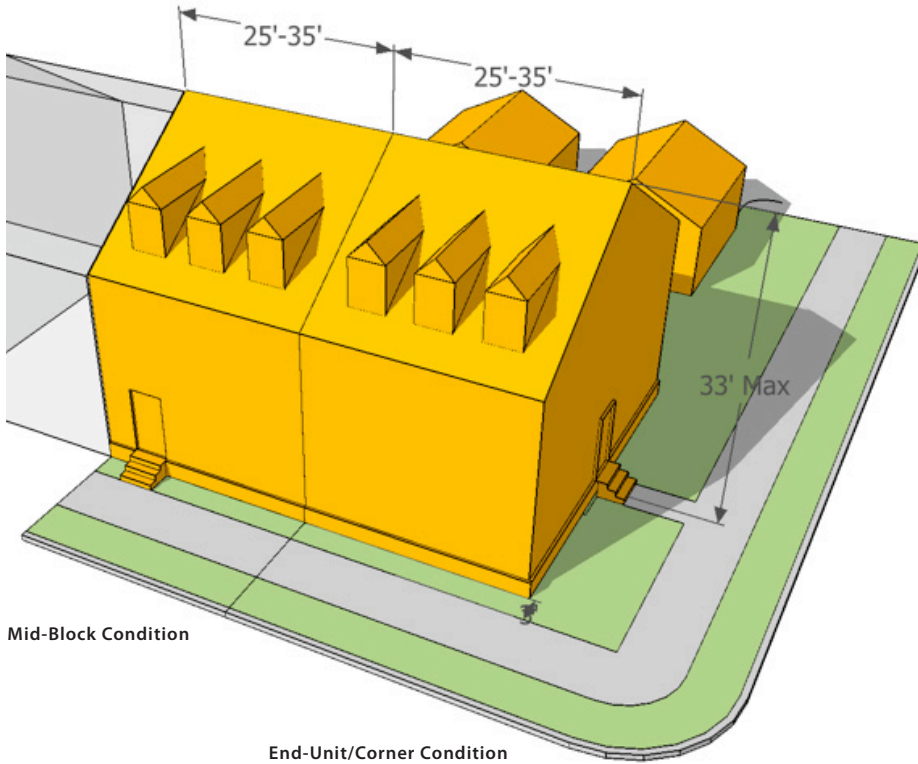


Special Corners are only allowed at one intersection outside of the D4 Zone (See 135-38-17B) and where not noted will follow D4 Bulk Requirements

(19) Townhouse

(a) Typical Condition / Siting Example

For illustrative purposes only



Mid-Block Condition

End-Unit/Corner Condition

(b) Description

A dwelling unit that is one of a series of dwelling units which is attached by a common fireproof and sound-resistant wall to one or more similar adjacent dwelling units. End units have a side yard and a private rear yard.

(c) Local Examples

Townhouses are currently seen along the east side of Centre Street at Ellis, along Clement Street, and in a few other locations.

TH

(d) Character Examples

Photographs show general principles only and may not meet all standards



(e) Zone Application



Townhouse

TH

(f) Building Bulk Requirements

			TH
			TOWNHOME
Footprint Area (min/max in sf)			800 / 1,925
Building Width (min/max in ft)			16 / 35
Building Coverage (max %)		D1	50
		D2	50
		D3	50
		D4	n/a
Setbacks	Front (min/max)	D1	5' / 15'
		D2	3' / 10'
		D3	0' / 10'
		D4	n/a
	Side (min/max)	D1	0'
		D2	0'
		D3	0'
		D4	n/a
	Rear (min/max)	D1	10' / no max
		D2	10' / no max
		D3	10' / no max
		D4	n/a
Height	min / max (stories)	D1	2/3
		D2	2/3
		D3	2/3
		D4	n/a
	max (ft)	D1	36
		D2	36
		D3	36
		D4	n/a
Accessory Structure	Max bldg footprint in sf		800
	Max Height		18'
	min/max Setback in ft.	Alley	3' / 5'
		Main Bldg.	6' / no max
Side Yard		0' / no max	
Parking	For Development that is only Residential		1.5/ Unit standard***
	Mixed-Use	Residential	1.5 / Unit
		Commercial	3/1000 sf

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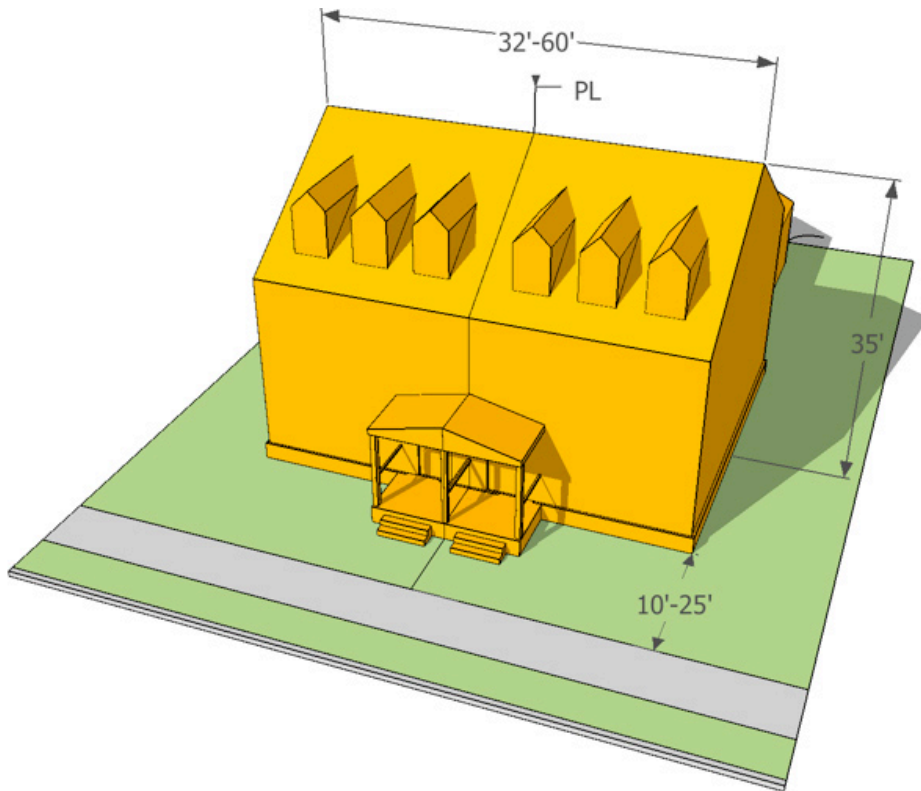
Zone Application



(20) Twins

(a) Typical Condition / Siting Example

For illustrative purposes only



(b) Description

A variant of a Townhouse. A semi-detached building that consists of two dwelling units that straddle a shared property line and abut along a party wall at the Property Line. Each unit has one narrow side yard, as well as large front and back yards.

(c) Local Examples

These buildings are currently seen in residential areas of the Borough and are found throughout the region near traditional Downtowns.

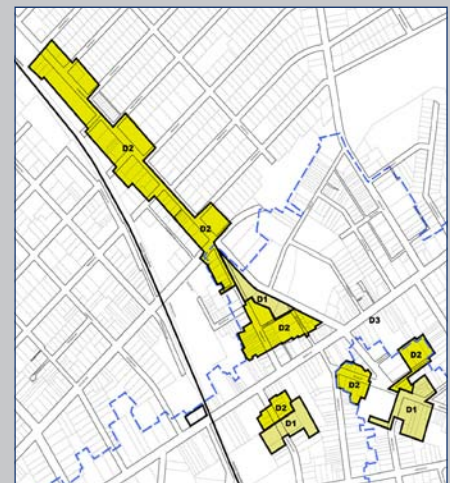
TW

(d) Character Examples

Photographs show general principles only and may not meet all standards



(e) Zone Application



Twins

TW

(f) Building Bulk Requirements

			TW
			TWINS
Footprint Area (min/max in sf)			800 / 2,100
Building Width (min/max in ft)			16 / 30
Building Coverage (max %)		D1	50
		D2	50
		D3	n/a
		D4	n/a
Setbacks	Front (min/max)	D1	12' / 25'
		D2	10' / 20'
		D3	n/a
		D4	n/a
	Side (min/max)	D1	5' / 15'
		D2	5' / 15'
		D3	n/a
		D4	n/a
	Rear (min/max)	D1	10' / no max
		D2	10' / no max
		D3	n/a
		D4	n/a
Height	min / max (stories)	D1	1/3
		D2	1/3
		D3	n/a
		D4	n/a
	max (ft)	D1	36
		D2	36
		D3	n/a
		D4	n/a
Accessory Structure	Max bldg footprint in sf		800
	Max Height		18'
	min/max Setback in ft.	Alley	3' / 5'
		Main Bldg.	6' / no max
Side Yard		0' / no max	
Parking	For Development that is only Residential		1.5/ Unit standard***
	Mixed-Use	Residential	1.5 / Unit
		Commercial	3/1000 sf

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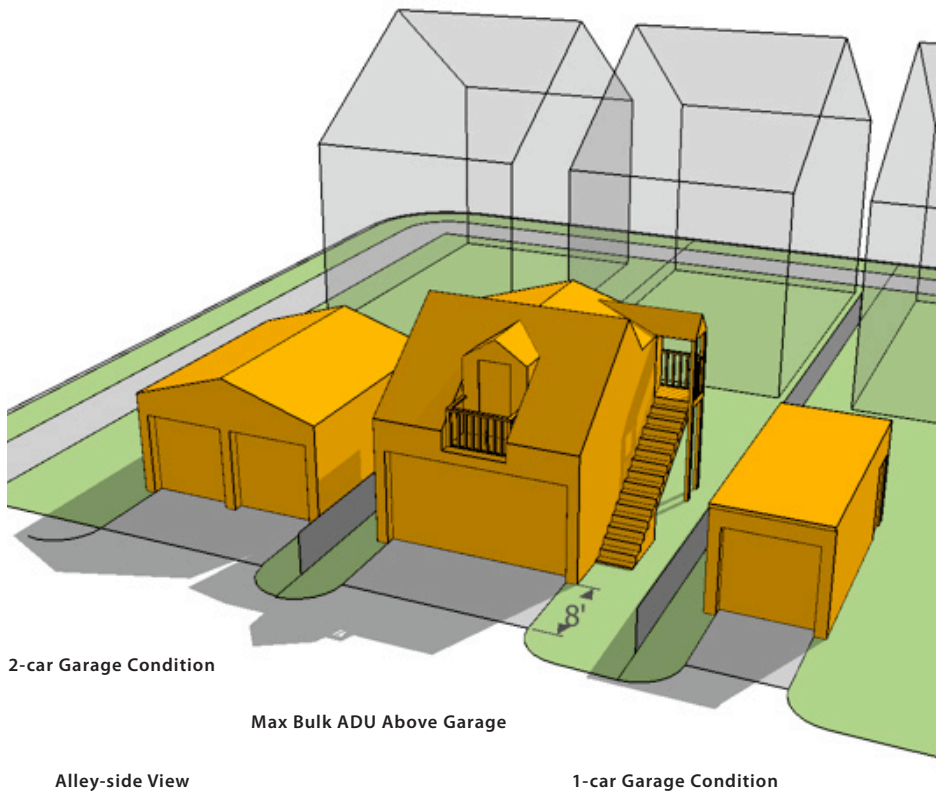
Zone Application



(21) Accessory Building or Structure

(a) Typical Condition / Siting Example

For illustrative purposes only



(b) Description

A building or structure that requires a footing and that is customarily associated with and is subordinate and incidental to a principal building or structure, and that is located on the same tax lot. This includes but is not limited to Accessory Dwelling Units, garages, carports, doghouses, sheds, free-standing air-conditioning units, non-portable swimming pools, tennis courts and other similar structures. Any Accessory Building or Structure attached to the principal building or structure shall be considered a part of that principal building or structure.

(c) Local Examples

Many Haddonfield lots contain Accessory Structures behind their main buildings.

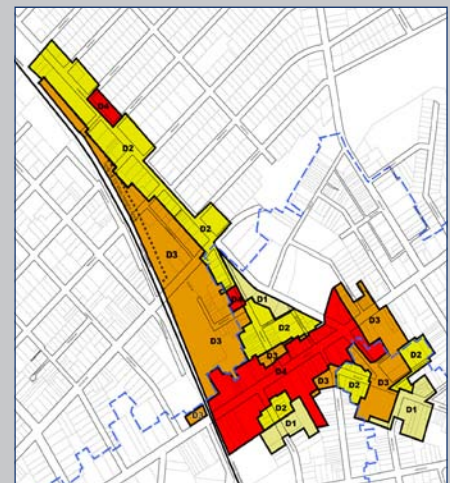
ACS

(d) Character Examples

Photographs show general principles only and may not meet all standards



(e) Zone Application



(d) Special Provisions for Accessory Structures

[1] Permitted Locations

Building Types that can be occupied by one or more Dwelling Units are permitted one Accessory Structure on the lot in addition to the main building. This shall include Live-Work, Townhouse, Cottage House, Sideyard, and Single Family Detached Building Types. Twins may share an Accessory Structure party wall.

comply fully with the requirements of the New Jersey Residential Site Improvement Standards (RSIS.) All standards of that code will apply to the creation of an Accessory Structure in a new building or an addition.

[2] Bulk Standards

Additional Bulk Standards are as follows:

1. Footprint - The building coverage for a detached Accessory Structure may not be larger than the building coverage of the principal structure. The combined building coverage for all detached accessory structures may not exceed the Percentage of total site area determined by the lot's Downtown Zone.
2. Height - The maximum height for a detached Accessory Structure is 18 feet or the Cornice Line of the Main Building, whichever is smaller.

[3] Site Design Standards

1. Exterior Details - Exterior finish materials, roof pitch, trim, eaves, window orientation and dimension must be the same or visually match the principal structure.
2. Location of Entrances - One main entrance may be placed on the alley or access road that the Accessory Structure is located on. If the size, orientation, or design of the structure does not allow this, the entrance to the dwelling unit may be located on an alternate facade. This would apply to units that do not have occupied space on the ground, and are accessed by an entrance from a balcony or deck.

[4] Parking

Any accessory building or structure attached to the principal building or structure shall be considered part of that principal building or structure for the calculation of all parking requirements.

[5] Special Regulatory Standards

Where an Accessory Structure is created and the principal use is Residential, the construction must

All of Section 135-65A is proposed to be added to the existing Land Development Ordinance. For other sections, proposed additions to the existing Land Development Ordinance are underlined. Proposed deletions are in ~~strikeout~~. Unchanged sections are shown as [No change.]

ARTICLE VII Conditional Uses

§ 135-63. Purpose and scope.

[No change.]

§ 135-64. General requirements.

[No change.]

§ 135-65. Specific requirements outside Downtown Zoning Districts.

For areas outside of the designated Downtown Zoning Districts, the Planning Board shall not approve any conditional use application for any of the following uses under this chapter unless the following enumerated specific conditions have been met:

- A. Private school: [No change.]
- B. House of worship: [No change.]
- C. Professional office and dwelling unit: [No change.]
- D. ~~Restaurant.~~
- E. Service stations: [No change.]
- F. Bank or savings institution: [No change.]
- G. (Reserved) [No change.]
- H. Nonprofit swimming club and/or tennis club facility or theatrical group facility: [Added 3-8-1994 by Ord. No. 1692 A] [No change.]
- I. Senior citizen housing, which is defined as housing designed and constructed as an age-restricted project where at least one resident of any unit must be 62 years of age or older, and all additional residents of the same unit must be 55 years of age or older, except that the spouse of the sixty-two-year-old individual may be younger than 55 years of age. [No change.]

§ 135-65A. Specific requirements within Downtown Zoning Districts.

For areas within the designated Downtown Zoning Districts, the Planning Board shall not approve any conditional use application for any of the following uses under this chapter unless the following enumerated specific conditions have been met:

- A. Private school (Downtown Zoning Districts):
 - (1) School activities shall:
 - (a) Be located on the first floor of a principal structure. School activities on upper floors are permitted only with school activities directly underneath on next lower floor with exception of basement. Basement may be used for storage and utilities.
 - (b) Be separated (including the restrooms) by a physical barrier from the remaining portion of the building in which it is located.
 - (c) If an accessory use, be compatible with principal use in terms of hours of operation, noise, lighting, parking and similar considerations.
 - (2) Parking areas and vehicular circulation patterns shall:
 - (a) Enhance the safety of children as they arrive at and leave the facility.
 - (b) Include a designated pickup and delivery area, which may be a marked area within the public right of way, providing at a minimum one stacking space per 20 children, and located adjacent to the school structure in such a way that visitors may avoid walking across vehicular travel ways to enter or exit the center.
 - (3) The vehicular access shall not be located on a county road or a state highway. A traffic study shall be provided prior to approval as a conditional use showing the impact of the use, and the applicant shall be responsible for paying the proportional share of the cost of any off-site improvement which is reasonably required to handle the

- traffic generated by or using the facility.
- (4) The screening requirements for commercial properties shall be met.
 - (5) If an outdoor recreation area is provided, it must:
 - (a) Be enclosed by a fence which allows air and light to penetrate it and be capable of containing each child using the area;
 - (b) Not be within a required building setback.
 - (c) Not be closer than 20 feet of any property line.
 - (d) Not be within a parking area.
 - (e) Not conduct outdoor play activities before 8 a.m. or after 8 p.m.
 - (6) If food service is provided, it must:
 - (a) Unless accessory to a restaurant (i.e. cooking school), be limited to food preparation for students and staff and cooking facilities will not be provided.
 - (b) Store waste materials and garbage in an enclosed container; such container shall be stored inside the main building or in a separately enclosed structure that will completely confine odors.
- B. Restaurant (Downtown Zoning Districts):
- (1) Plans shall include a scale diagram of the entire interior of the restaurant, showing the location of all receiving, storage, food preparation, cooking, serving, seating and waiting areas, waste removal and garbage storage areas, and the intended location of tables, counters and their respective seats or chairs.
 - (2) Storage of waste materials and garbage shall be an enclosed container; such container shall be stored inside the main building or in a separately enclosed structure that will completely confine odors.
 - (3) All cooking and food preparation shall be confined to the ground floor of any structure, except that storage may be in the basement.
 - (4) Restaurant services including dining, catering and office support may occur on any floor.
 - (5) No restaurant shall have in excess of 5,000 square feet of total floor area, exclusive of storage area.
 - (6) A system to vent cooking exhausts and odors shall be provided so that the exhaust and odor shall not offend or disturb nearby commercial or residential uses or intrude on any street, sidewalk or walkway. This shall include the requirement of filters or other technologically adequate means of eliminating oils, grease and odors from the exhaust. Such vents shall be interior and exit through the roof.
 - (7) Restaurant use is to be considered the principal use of any structure and not an accessory use.
- C. Bank or savings institution (Downtown Zoning Districts):
- (1) The bank or savings institution is to be located on the first floor, unless accessory to retail use where the institution may be located on an upper floor adjacent to retail use.
 - (2) Bank or savings institution use may not be accessory to Dwelling Units or Private School uses.
 - (3) The vehicular access for bank or savings institution drive-up facilities shall not be located on a county road or a state highway. A traffic study shall be provided prior to approval as a conditional use showing the impact of the use, and the applicant shall be responsible for paying the proportional share of the cost of any off-site improvement which is reasonably required to handle the traffic generated by or using the drive-up facility.
- D. Personal service (Downtown Zoning Districts):
- (1) Personal service uses on ground floor only.
 - (2) Storage of waste materials and garbage shall be an enclosed container; such container shall be stored inside the main building or in a separately enclosed structure that will completely confine odors.
 - (3) For activities involving odors a system to vent exhausts and odors shall be provided so that the exhaust and odor shall not offend or disturb nearby commercial or residential uses or intrude on any street, sidewalk or walkway. This shall include the requirement of filters or other technologically adequate means of eliminating odors from the exhaust. Such vents shall be interior and exit through the roof.
- E. Professional office (Downtown Zoning Districts):
- (1) Parking shall be buffered from adjacent residential uses by a ten-foot planted strip and adequate screening, and from adjacent residential-office uses by a five-foot planted strip and screening.
 - (2) For professional offices that are accessory to Dwelling Units in Residential Structures, the residential character of the building type and the lot is to be maintained.
 - (3) Professional office use may not be accessory to Restaurant use.
- F. Home Office (Downtown Zoning Districts):
- (1) A home office is only permitted as an accessory use to a principal residential use.
- G. Retail (Downtown Zoning Districts):
- (1) Retail uses on ground floor; retail uses on upper floors permitted only with retail use directly underneath on next lower floor with exception of basement.
 - (2) Parking shall be buffered from adjacent residential uses by a ten-foot planted strip and adequate screening.
 - (3) If in a Residential Structure, the residential character of the building type and the lot is to be maintained.
- H. Accessory Dwelling Unit (Downtown Zoning District):
- (1) Limited to Accessory Building or Structure
 - (2) Not permitted on lots with Bank or Savings Institution use or Municipal use.
- I. Day care. (Downtown Zoning Districts):

- (1) When conducted within a building type defined as Residential Structure, the use must:
 - (a) Be an accessory use to a principal residential use;
 - (b) Allow no more than 15 arrivals of non-resident persons who are employees, clients, customers or associates of the business during any 24 hour period.
 - (c) Have no more than one employee or associate who does not reside at the home.
 - (d) Provide a play area either at the home or at a suitable play area (public or owned by a homeowners association to which the residence belongs) located within 1,000 feet of the home that shall:
 - (i) Be enclosed by a fence which allows air and light to penetrate it and be capable of containing each child using the area.
 - (ii) Not be within a required building setback.
 - (iii) Not be closer than 20 feet of any property line.
 - (iv) Not be within a parking area.
 - (v) Not conduct outdoor play activities before 8 a.m. or after 8 p.m.
- (2) Parking areas and vehicular circulation patterns shall:
 - (a) Enhance the safety of children as they arrive at and leave the facility.
 - (b) Include a designated pickup and delivery area, which may be a marked area within the public right of way, providing at a minimum one stacking space per 20 children, and located adjacent to the school structure in such a way that visitors may avoid walking across vehicular travel ways to enter or exit the center.
- (3) The vehicular access shall not be located on a county road or a state highway. A traffic study shall be provided prior to approval as a conditional use showing the impact of the use, and the applicant shall be responsible for paying the proportional share of the cost of any off-site improvement which is reasonably required to handle the traffic generated by or using the facility.
- (4) Day care may not be an accessory use where Restaurant is the principal use.
- (5) Where Day care is an accessory use, it must be compatible with the principal use in terms of hours of operation, noise, lighting, parking and similar considerations.
- (6) The screening requirements for commercial properties shall be met.

§ 135-86. Off-street parking

A. General. An adequate number of off-street parking spaces shall be required in all zones, and in association with every residential, office, business, and institutional or other use of property. All businesses and commercial properties must provide a suitable location for loading and unloading of materials or passengers from vehicles. Such location shall not interfere with the public street and its uses. [No change.]

B. Number of spaces

(1A) For residential uses in R, O, C, P Zones (outside Downtown Zoning Districts), off-street parking shall be provided as set forth below:

Housing Unit Type and Size	Off-Street Parking Requirement
Single-family detached	
4 or fewer bedrooms	2 spaces
5 or more bedrooms	3 spaces
Townhouses or attached	
Up to 4 bedrooms	2 spaces
More than 4 bedrooms	3 spaces
Apartments	
Per housing unit	2 spaces

(1B) For residential uses in D1, D2, D3, D4 Zones, off-street parking shall be provided at a rate of 1.5 parking spaces per dwelling unit.

(2A) For nonresidential uses in R, O, C, P Zones (outside Downtown Zoning Districts), off-street parking shall be provided as set forth below. For uses not listed, the Planning Board shall evaluate the applicant's parking plan in relation to requirements for similar uses.

Use	Parking Requirement
Church and other places of worship	1 space for every 4 fixed seats in the main sanctuary plus 1 space per 200 square feet of GFA
Offices other than medical or dental	
(a) Where customer visits not expected	1 space per 400 square feet of GFA
(b) Other nonmedical/dental	1 space per 200 square feet of GFA
Laboratory and research uses	1 space per 300 square feet of GFA
Medical and dental offices	4 spaces for each doctor plus 1 space per 100 square feet of GFA
Nursing homes	1 space per bed
Retail stores	
(a) Convenience	1 space per 150 square feet of GFA
(b) Other	1 space per 200 square feet of GFA
Restaurants and catering halls	

- (a) Quick food 1 space per 30 square feet of GFA
- (b) Other 1 space per 100 square feet of GFA

~~[1] Restaurants in permitted zones~~ None required
~~Fronting on or adjacent to:~~

~~Kings Highway — east and west (between Linden Avenue and Friends Avenue);~~

~~Tanner Street;~~

~~Haddon Avenue between Euclid Avenue and Ellis Street;~~

~~Kings Court (between Kings Highway and Centre Street)~~

~~[2] Restaurants at all other legal locations~~ 1 space per 100 square feet of GFA

Schools

(a) Nursery 1 space for each employee plus 1 space per 200 square feet of GFA

(b) Secondary 5 spaces per classroom

(c) Primary or intermediate 2 spaces per classroom

Service stations

(a) Gasoline sales 1 space per 200 square feet GFA of enclosed sales space plus vehicle parking area at pumps adequate for a minimum of 3 vehicles to wait on each side of each set of pumps at any one time

(b) Repair and service 4 spaces for each service bay and each other vehicle work area

Swimming pools and clubs 1 space per 200 square feet of GFA of enclosed area plus 1 space for each 3 people at maximum rated capacity

Tennis courts 4 spaces per court

Theaters 1 space for every 3 seats

Notes:

(1) When the determination of the number of parking spaces required by the above results in a requirement of a fractional space, any fraction of 0.49 or less may be disregarded, while a fraction in excess of 0.49 shall be counted as one parking space.

(2) GFA is gross floor area.

(2B) For nonresidential uses in D1, D2, D3, D4 Zones, off-street parking shall be provided at a rate of 3 spaces per 1,000 s.f.

(3) Parking spaces for the handicapped shall be provided as required in P.L. 1975, c. 221 (N.J.S.A. 52:32-11 et seq.).

(4) A one-car garage and driveway combination shall count as two off-street parking spaces, provided that the minimum length of the driveway measured from behind the actual front setback line of the dwelling to the face of the garage door is 25 feet. A two-car garage and driveway combination shall count as 3.5 off-street parking spaces, provided that the minimum width of the driveway is 20 feet and its minimum length behind the dwelling setback line is as specified above for a one-car garage.

(5) For mixed-use developments, a shared parking approach to the provision of off-street parking shall be permitted; however, the number of parking spaces for each separate use shall be added to determine the total number of required parking spaces, except that when the mixed use is commercial and residential the requirements shall be as stated in Article VII of this chapter. Where Article VII does not apply, then the requirement shall be as stated in this section but if the number of spaces required for the commercial use is greater than the number required for the residential use, the number for the residential use may be reduced by 1/2.

(6) Driveways. [Amended 7-23-2002 by Ord. No. 1823; 7-23-2002 by Ord. No. 1825, effective 9-15-2002]

(a) Driveways and other parking areas shall not be less than nine feet in width and shall be constructed with materials that are a hard surface such as concrete, asphalt, paving stones, bricks, landscaping pavers and/or other similar hard-surface materials. An applicant may use alternate materials if approved by the Borough Engineer where such alternate material is installed in such a way as to prevent negative impacts such as mud or loose stone or similar problems.

(b) Except as set forth herein, all driveways shall be set back not less than three feet from the side lot line. Whenever one or more properties share a common driveway with a single curb cut and a copy of the appropriate recorded easement is on file with the Borough, then no setback from the side yard lot lines for the driveway servicing those properties shall be required.

(c) No vehicular circulation area, parking or loading area shall be permitted in the front of the front building line of the principal building.

(d) Only one curb cut and driveway shall be permitted from any residential lot, except that where a lot has frontage on more than one street, a second curb cut and driveway is permitted, as long as the driveways otherwise meet the requirements of this chapter.

(7) No parking space shall be provided in the area between the building's actual setback line and any street

C. Size of spaces. [No change.]

(1) Each off-street parking space shall measure nine feet in width by 18 feet in length.

(2) Each off-street parking space for the physically handicapped shall measure 12 feet in width by 18 feet in length.

(3) Each parallel curb parking space shall measure no less than eight feet in width and ~~24 feet in length~~ 22 feet in length.

D. Parking area design standards. Standards shall be as published in the Borough Technical Standards and Specifications Addendum or Manual. [No change.]

E. Parking area paving standards. Standards shall be as published in the Borough Technical Standards and Specifications Addendum or Manual. [No change.]

F. Parking area landscaping standards. Standards shall be as published in the Borough Technical Standards and Specifications Addendum or Manual. [No change.]

G. Maintenance. Every parking, loading and unloading area shall be maintained in good condition, free of hazards and deterioration. [No change.]

H. Shared Parking. Owners or lessees of land uses that exhibit off-setting parking demand patterns may reduce the total amount of parking that they are required to provide if they demonstrate at the time of site plan review that the total amount of parking being provided for the combined uses will be available.

- (1) In calculating the total amount of parking available, applications shall submit a shared parking analysis report using procedures originally proposed in the report *Shared Parking* published by the Urban Land Institute in cooperation with the Institute of Traffic Engineers. Revised parking accumulation information published in the report *Parking generation – 3rd Edition*, published by the Institute of Traffic Engineers, or later edition, shall be employed as appropriate.
- (2) The total amount of parking to be provided shall consist of an amount 10 percent greater than the projected peak parking accumulation rate calculated using the shared parking procedures.
- (3) An applicant who seeks to employ a shared parking approach must:
 - (a) Demonstrate that the shared parking is either under the control of the applicant entity or document that the applicant has entered into a binding agreement authorizing the shared parking arrangement for a term of not less than three (3) years from the date of final approval of the development application;
 - (b) Provide the shared parking on the same block as the parcel to be developed or a contiguous block unless otherwise approved, and
 - (c) Provide clear informational signage directing vehicles to the associated parking area(s)
- (4) Any applicant for development or land-use change in one of the downtown districts shall submit an appropriate parking analysis report as part of a complete development application.
 - (a) If the development requires review by the Planning Board, the Planning Board shall analyze the report findings and establish requirements as part of any approval the Board elects to grant.
 - (b) Developments not requiring planning board review, including changes in use, shall be reviewed administratively by the zoning officer to determine parking requirements.
 - (c) In cases which an applicant relies upon shared parking or arranged off-site parking, the applicant shall be required to file a report every two years with the zoning officer documenting that it is continuing to satisfy its parking requirement. Failure to maintain a shared parking arrangement in conformity with subparagraph H(3) may constitute a violation of the original approval.
 - (d) When an existing property is being changed to create a more intensive use relative to parking, but will not add any building space, the plan may be reviewed administratively provided that no other conditions requiring site plan review apply.

§ 135-123. Zoning permits and special use permits.

A. Zoning permit. The Zoning Officer is hereby empowered to issue a zoning permit for any plans regarding the construction or alteration of any building or part of any building where he/she shall determine that such plans are not in violation of the provisions of this chapter. Changes to property that require a zoning permit include but are not limited to:

1. Change of use of any structure;
2. Change of tenancy of any structure in all downtown zones;
3. Addition to any structure not requiring a site plan approval including, decks, patios and driveways;
4. Changes in parking arrangement, location or striping;
5. Changes in elevation or grading of any lot;
6. Installation of any accessory structure or accessory use.