

ZONING AREA AND LIMITING SCHEDULE Borough of North Haledon											
Minimum Lot Size				Maximum Compatible Size Lot (square feet) <sup>a</sup>	Maximum Building Coverage (percentage of lot area)	Maximum Building Height (feet)	Front Yard Depth to Street Line (feet) <sup>b</sup>	Mandatory Open Space <sup>c</sup>			Total Both Sides (feet)
Type of District	Area (square feet) <sup>d</sup>	Width (linear feet) <sup>e</sup>	Depth (linear feet)					Rear Yard Depth (feet) <sup>f</sup>	One Side (feet)	Side Yards Adjacent Residential District (feet) <sup>g</sup>	
RA-1 RES.	25,000	125	150	60,000	15%	35	40	50	20	20	45
RA-2 RES.	20,000	125	150	40,000	20%	35	40	50	20	20	45
RA-3 RES.	15,000	100	125	30,000	25%	35	35	30	12	12	30
AHTD-1	Affordable Housing Townhouse District 1			See Article XIX. [Added 12-16-98 by Ord. No. 16-1998]							
AHTD-2	Affordable Housing Townhouse District 2			See Article XVII. [Added 12-16-98 by Ord. No. 17-1998]							
AAHD	Affordable Adult Housing Townhouse District			See Article XXI. [Added 12-16-98 by Ord. No. 18-1998]							
B-1 BUS.	20,000	125	150	40,000	30%	35	40	50	h	20	50
B-2 BUS.	15,000	100	125	30,000	35%	35	40	35	h	20	50
I-1 IND.	40,000	150	200	60,000	25%	40	50	50; 100 adjacent residential	25	50	50
I-2 IND.	20,000	125	150	40,000	35%	40	35	50; 100 adjacent residential	25	50	50

O-S Open-Space District See Article VII

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

a. Minimum lot area as shown is limited to a maximum average grade up to and including eight percent (8%). Increase minimum lot area by two thousand (2,000) square feet for every one-percent (1%) of grade or fraction thereof above eight percent (8%).

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

c. No lot shall have a proportion of width to depth greater than one to three (1:3) if the area of the lot is the limiting factor.

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

e. Height of finished grade at front of building to be a maximum ten-percent (10%) of minimum front yard above or below curb level. For distances above or below curb level greater than ten percent (10%) increase minimum front yard at a ratio of two (2) foot increase in front yard for every one (1) foot of height above or below maximum allowable. [Amended 4-20-94 by Ord. No. 2-1994]

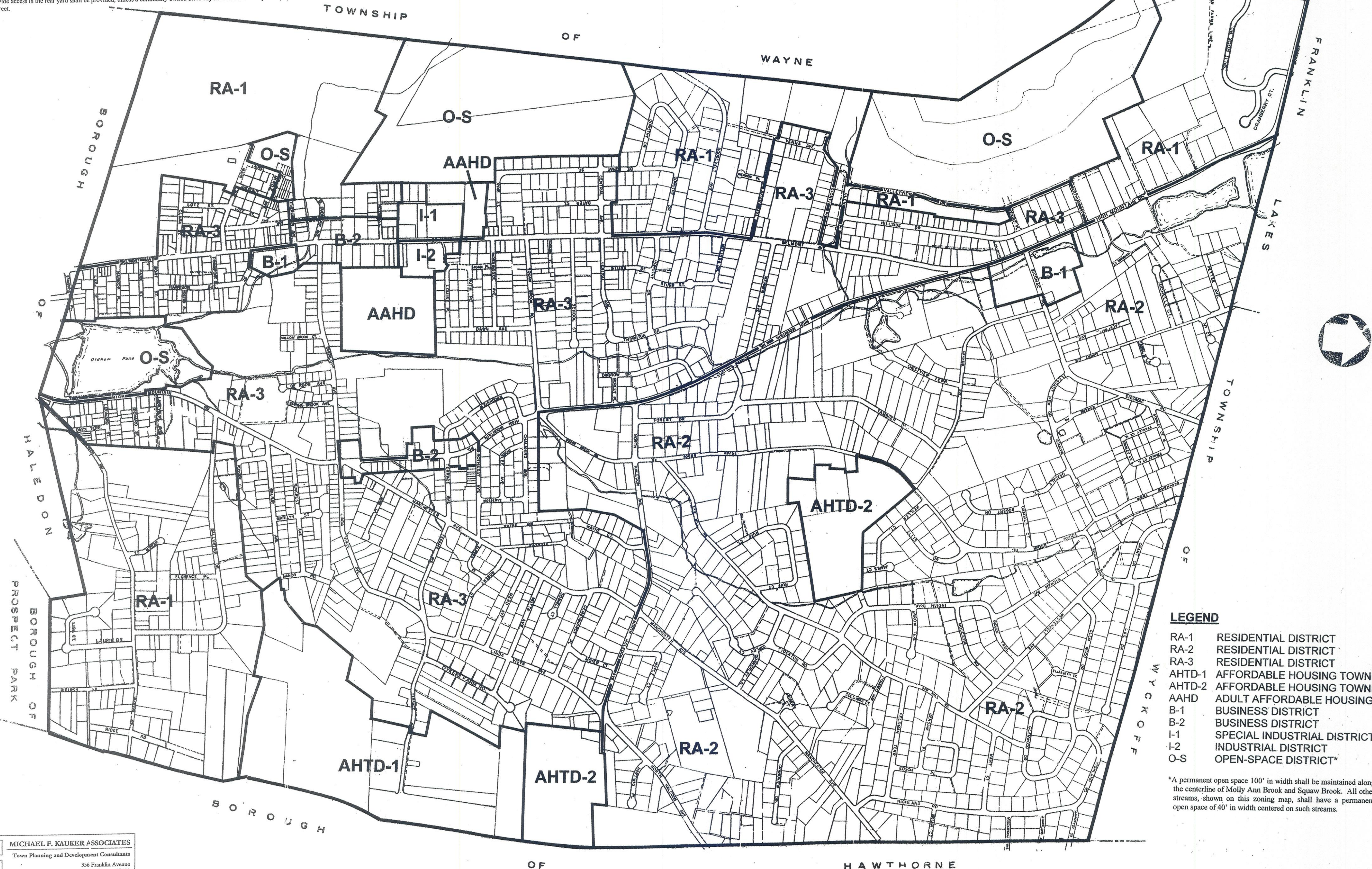
f. If a structure is to be erected on a corner lot or on a through lot in any district, all yards that abut a street line shall be deemed front yards and shall be subject to minimum front yard depth requirement.

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

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

# BOROUGH OF NORTH HALEDON

## ZONING MAP



**LEGEND**

RA-1 RESIDENTIAL DISTRICT  
RA-2 RESIDENTIAL DISTRICT  
RA-3 RESIDENTIAL DISTRICT  
AHTD-1 AFFORDABLE HOUSING TOWNHOUSE DISTRICT  
AHTD-2 AFFORDABLE HOUSING TOWNHOUSE DISTRICT  
AAHD ADULT AFFORDABLE HOUSING DISTRICT  
B-1 BUSINESS DISTRICT  
B-2 BUSINESS DISTRICT  
I-1 SPECIAL INDUSTRIAL DISTRICT  
I-2 INDUSTRIAL DISTRICT  
O-S OPEN-SPACE DISTRICT\*

\*A permanent open space 100' in width shall be maintained along the centerline of Molly Ann Brook and Squaw Brook. All other streams, shown on this zoning map, shall have a permanent open space of 40' in width centered on such streams.

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FEBRUARY 21, 2001

Amended February 20, 2002 - Ord. # 2002