

LAND USE AND DEVELOPMENT REGULATIONS

30 Attachment 3

Borough of Fair Haven

SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS

| Zone | Minimum Lot Requirements | | | | | | Minimum Yard Requirements | | | | | | Maximum Allotments | | | | | | |
|---------|--------------------------|---------------------------|--------------|--------------------|-------------------------------------------------------------|--------------|---------------------------------------------------------|-------------|-----------------|------------------------------------|-------------|-------------|-----------------------------------|-------------------------------------|------------------------------------------|---------------------------------|----------------------------------------------------|-------------------------------------------------------|------------------------------|
| | Interior Lot | | | Corner Lot | | | Principal Building and Structures | | | Accessory Buildings and Structures | | | % Maximum Lot Coverage (7) | Maximum Floor Area Ratio (4) | Maximum Floor Area (square feet) (5) (8) | % Maximum Building Coverage (6) | Maximum Principal Building Structure Height (feet) | Maximum Accessory Building or Structure Height (feet) | |
| | Area (square feet) | Frontage and Width (feet) | Depth (feet) | Area (square feet) | Frontage and Width (feet) | Depth (feet) | Front (feet) (3) | Rear (feet) | One Side (feet) | Total Side Yards (9)(10) | Rear (feet) | Side (feet) | | | | | | | Maximum Floor Area Ratio (4) |
| R-40 | 40,000 | 150 | 150 | 40,000 | 150 | 150 | 50 | 30 | 25 | 50 | 10 | 25 | 30% | 0.15 | 6,900 | 20 | 35 | 2.5 | 15 |
| R-30 | 30,000 | 125 | 200 | 33,500 | 140 | 200 | 50 | 30 | 20 | 40 | 10 | 10 | 30% | 0.15 | 5,180 | 20 | 35 | 2.5 | 15 |
| R-20 | 20,000 | 100 | 150 | 25,000 | 125 | 150 | 50 | 30 | 14 | 35 | 10 | 10 | 35% | 0.18 | 4,140 | 25 | 35 | 2.5 | 15 |
| R-15 | 15,000 | 100 | 120 | 18,000 | 120 | 120 | 35 | 30 | 12 | 30 | 10 | 10 | 35% | 0.2 | 3,450 | 30 | 32 | 2.5 | 15 |
| R-10A | 10,000 | 100 | 100 | 11,500 | 115 | 100 | 30 | 30 | 10 | 25 | 10 | 10 | 40% | 0.28 | 3,220 | 35 | 32 | 2.5 | 15 |
| R-10B | 10,000 | 100 | 100 | 11,500 | 115 | 100 | 25 | 30 | 10 | 25 | 10 | 10 | 45% | 0.28 | 3,220 | 35 | 32 | 2.5 | 15 |
| R-10 | 10,000 | 75 | 100 | 11,500 | 95 | 100 | 30 | 30 | 10 | 24 | 10 | 8 | 45% | 0.28 | 3,220 | 35 | 32 | 2.5 | 15 |
| R-7.5 | 7,500 | 60 | 100 | 10,000 | 80 | 100 | 30 | 30 | 7 | 16 | 10 | 8 | 45% | 0.35 | 3,020 | 35 | 30 | 2.5 | 15 |
| R-5 | 5,000 | 50 | 100 | 7,000 | 70 | 100 | 25 | 30 | 7 | 16 | 10 | 5 | 50% | 0.4 | 2,200 | 35 | 30 | 2.5 | 15 |
| B-1 | 5,000 | 50 | 100 | 7,000 | 70 | 100 | 35 | 10 | 5(1) | 10(1) | 3 | 3 | 80% | 0.4 | 2,200 | 50 | 35 | 2.5 | 15 |
| B-2 | 7,500 | 60 | 100 | 10,000 | 80 | 100 | 35 | 30 | 15(2) | 30(2) | 10 | 10 | 70% | 0.4 | 3,020 | 30 | 35 | 2.5 | 15 |
| AH (16) | N/A | N/A | N/A | 28,000 (16) | 175 feet along River Road; 125 feet along Cedar Avenue (16) | 175 (16) | 15 feet from River Road; 13 feet from Cedar Avenue (13) | 18 | 50 | N/A | 3 | 3 | 85% | 0.95 (15) | N/A | 45% | 38 (14) | 3 (12) | 10 |
| AHO-1 | 20,000 | 150 | 100 | 22,500 | 150 | 150 | 15(21) | 20(18) | 10 | 20% of lot width | 3 | 3 | 80% | 0.70 | N/A | 30% | residential - 30(19) mixed-use - 38 | residential - 2 mixed-use - 3(20) | 10 |
| AHO-2 | 20,000 | 150 | 100 | 22,500 | 150 | 150 | 15(17) | 20(18) | 10 | 20% of lot width | 3 | 3 | 70% - residential 80% - mixed-use | 0.50 - residential 0.70 - mixed-use | N/A | 30% | residential - 30(19) mixed-use - 38 | residential - 2 mixed-use - 3(20) | 10 |
| AHO-3 | 20,000 | 150 | 100 | 22,500 | 150 | 150 | 25 | 20(18) | 10 | 20% of lot width | 3 | 3 | 70% | 0.50 | N/A | 25% | residential - 30(19) mixed-use - 38 | residential - 2 mixed-use - 3(20) | 10 |
| AHO-4 | 20,000 | 150 | 100 | 22,500 | 150 | 150 | 15(21) | 20(18) | 10 | 20% of lot width | 3 | 3 | 80% | 0.70 | N/A | 30% | residential - 30(19) mixed-use - 38 | residential - 2 mixed-use - 3(20) | 10 |

FAIR HAVEN CODE

| Zone | Minimum Lot Requirements | | | | Minimum Yard Requirements | | | | Maximum Allotments | | | | | | | | |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------|--------------------|---------------------------------------|--------------|-----------------|------------------------------------|--------------------|------------------------------------------|---------------------------------|-------------------------------------------------------|-------------------------------------------------------|--------------------------|-------------|-------------|----------------------------|
| | Interior Lot | | Corner Lot | | Principal Building and Structures (3) | | | Accessory Buildings and Structures | | Maximum Floor Area (square feet) (5) (8) | % Maximum Building Coverage (6) | Maximum Principal Building or Structure Height (feet) | Maximum Accessory Building or Structure Height (feet) | | | | |
| | Area (square feet) | Frontage Width (feet) | Depth (feet) | Area (square feet) | Frontage and Width (feet) | Depth (feet) | Front (feet)(3) | Rear (feet) | One Side (feet) | | | | | Total Side Yards (9)(10) | Rear (feet) | Side (feet) | % Maximum Lot Coverage (7) |
| AHO-5 | 130,000 | N/A | 150 | N/A | N/A | N/A | See § 30-5.7(c) | 2.5 | 2.5 | 0.50 | N/A | 20% | 38 | 3 | 10 | | |
| (1) | Within any B-1 Zone, a building used only for residence purposes shall comply with the requirements of the R-5 Zone. For any other building, a side yard of not less than five feet wide is required along a boundary line of any other residential zone. In a B-1 Zone, any building constructed on a corner lot, the side street line of the building shall be at least 30 feet from the center of the side street. | | | | | | | | | | | | | | | | |
| (2) | Within any B-2 Zone, a building used only for residence purposes shall comply with the requirements of the R-7.5 Zone. | | | | | | | | | | | | | | | | |
| (3) | Corner lots shall provide the minimum front yard for the respective zone for both intersecting streets. In residential zones, the "Prevailing Front Yard Setback" may be applicable as per Borough Code Sections 30-2.4 and 30-7.7(f). | | | | | | | | | | | | | | | | |
| (4) | See the definition of "floor area ratio." | | | | | | | | | | | | | | | | |
| (5) | See the definition of "floor area." | | | | | | | | | | | | | | | | |
| (6) | See the definition of "building coverage." | | | | | | | | | | | | | | | | |
| (7) | See the definition of "lot coverage." | | | | | | | | | | | | | | | | |
| (8) | This limitation applies to single-family dwellings. The permitted floor area for any single-family dwelling shall be the lesser of the maximum floor area or the maximum floor area as calculated by applying the maximum floor area ratio to the lot area. For other uses, the permitted floor area is determined by the maximum floor area ratio. | | | | | | | | | | | | | | | | |
| (9) | Add 1.5 feet to the total side yard requirement for each full five feet that the lot width exceeds the minimum lot width for the zone. | | | | | | | | | | | | | | | | |
| (10) | In the residential Zones R-20, R-15, R-10A, R-10B and R-10, the distance between the principal structures on adjacent lots must be equal to the minimum required combined side yard for the zone in question. Where such compliance cannot be made due to the location of an existing nonconforming structure on an adjacent lot, the larger side yard will be placed abutting the least conforming adjacent structure. | | | | | | | | | | | | | | | | |
| (11) | If an existing residential lot contains lot area, lot width and lot depth compliant with a zone above the zone in which the lot is located on the above table, a dwelling may be constructed on said lot under the zoning standards of the zone immediately above it on the table, provided that the front yard setback conforms to the zone standard in which the lot is located. Further provided that a lot in the R-10, R-10A and R-10B Zones which would otherwise be fully compliant with the bulk requirements of the R-15 Zone, shall be permitted to be developed under the R-15 standards provided that the front yard setback conforms to the zone standard in which the lot is located. | | | | | | | | | | | | | | | | |
| (12) | The third story of a mixed-use building shall be setback a minimum of 10 feet from the first and second story building face along any street frontage or at 25 feet in height, whichever is less. | | | | | | | | | | | | | | | | |
| (13) | The minimum setback along Cedar Avenue is 13 feet, increasing to 16 feet at a depth of 55 feet measured perpendicular to River Road, as shown on the concept plan. | | | | | | | | | | | | | | | | |
| (14) | The measurement of building height shall be measured from the existing curb to the highest point of the building from the average height of each corner of the lot. | | | | | | | | | | | | | | | | |
| (15) | The FAR shall not include parking spaces located beneath the building. | | | | | | | | | | | | | | | | |
| (16) | An eight-foot-wide ROW dedication/easement shall be required along Cedar Avenue. For the purposes of lot dimensions, minimum yard requirements, maximum allotments, and calculations, the ROW dedication/easement shall not be included. | | | | | | | | | | | | | | | | |
| (17) | Where the prevailing average setback of properties within 200 feet on the same block face is greater than 20 feet, the minimum setback shall match the prevailing setback. | | | | | | | | | | | | | | | | |
| (18) | A minimum rear yard setback shall be the greater of 20 feet or 20% of lot depth. | | | | | | | | | | | | | | | | |
| (19) | A minimum roof pitch of six on 12 is required. | | | | | | | | | | | | | | | | |
| (20) | The second and third stories of a mixed-use building shall be setback a minimum of 12 feet from the first story building face along any street frontage. | | | | | | | | | | | | | | | | |
| (21) | Any lot with a depth in excess of 230 feet shall have a minimum front yard setback of 15 feet plus one additional foot for every five feet over 230 feet of lot depth. | | | | | | | | | | | | | | | | |
| (22) | Wherever within the Borough Code there is a reference to "Habitable floor area", said term is defined the same as "Floor Area". | | | | | | | | | | | | | | | | |