

**BOROUGH OF HAWORTH
BERGEN COUNTY
ORDINANCE 2024-027**

**AN ORDINANCE TO AMEND CHAPTER 26
OF THE CODE OF THE BOROUGH OF HAWORTH
ENTITLED, "LAND USE REGULATIONS"**

WHEREAS, the Borough of Haworth seeks to maintain its existing residential character; and

WHEREAS, the Borough of Haworth seeks to control mass and scale of single-family detached residential dwellings within existing residential zones and neighborhoods:

BE IT ORDAINED by the Mayor and Council of the Borough of Haworth as follows:

Section 1.

Article 26-300, § 26-301, Definitions and Word Usage, be and is hereby amended to add or revise the following definitions:

ATTIC

Shall mean that part of the building that is immediately below the roof and wholly or partly within the roof framing.

BASEMENT

Shall mean that portion of a building that is partly underground that has more than half its interior height (measured from floor to bottom of floor joists) above the average finished grade of the ground adjoining the building.

CELLAR

Shall mean that portion of a building that is partly or completely underground that has more than half its interior height measured from floor to finished ceiling below the average finished grade of the ground adjoining the building.

FLOOR AREA

Shall mean the sum of the gross horizontal areas of all floors, stories and half-stories of a building measured from the outside wall of the building. Floor area computations shall be taken from the exterior face of outside walls, pillars and/or columns and include the wall thickness. Floor area includes enclosed porches and attics. Floor area shall include all square footage of all accessory structures, except that the square footage of no more than two (2) accessory structures containing in the aggregate 150 square feet may be excluded from the calculation of floor area. Floor area shall not include the first 400 square feet of any attached or detached garage; the floor area of any attached or detached garage in excess of 400 square feet shall be included in the floor area calculation. Floor area shall not include basements, cellars, decks or patios.

FLOOR AREA RATIO (FAR)

Shall mean the sum of the area of all floors, as defined in "Floor Area," of the existing or new buildings or structures compared to the total land area of the property on which the structures are located.

STORY, HALF

Shall mean any finished space under a gable, hip, gambrel, or other sloping roof. Half stories are included in the definition of "floor area" pursuant to this chapter.

Section 2.

Article 26-500, § 26-501, Schedule of Zoning Limitations (Attachment 1), is hereby amended to add "Floor Area Ratio" as follows:

Floor Area Ratio:

Residence Zone A: 0.37

Residence Zone C: 0.26

Business Zone D: N/A

Watershed/Recreation Zone B: N/A

Residence Zone E: 0.175**

**Floor Area Ratio requirements for oversize lots in Residence Zone E only are addressed in the following table.

Section 3.

Article 26-500, § 26-501, Schedule of Zoning Limitations (Attachment 1), is further amended to add the following requirement:

The addition of the following table entitled, "Floor Area Ratio for Oversize Lots in the Residence Zone E"

<u>Lot Area – Square Feet</u>		<u>Residence Zone E Only</u>	
Minimum	Maximum	Floor Area Ratio	Maximum Total S.F.
45,001	50,000	0.175	N/A
50,001	55,000	0.165	N/A
55,001	60,000	0.155	N/A
Greater than 60,000 square feet		N/A	9,400 Square Feet

Section 4

All other parts, portions and provisions of Chapter 26 of the Borough of Haworth Code are, hereby, ratified and confirmed, except where inconsistent with the terms hereof. In the event of any such inconsistency, the terms of this Ordinance shall be deemed to govern.

Section 5

The terms of this Ordinance are hereby declared to be severable; should any part, portion or provision hereof be declared invalid or unconstitutional, said finding shall not affect any other part, portion, or provision thereof.

Section 6


This Ordinance shall take effect immediately upon final passage and publication according to law.



HEATHER WASSER, Mayor

Introduced: 9/24/2024

Adopted: 10/22/2024



GREGORY ZAGAJA, Acting Borough Clerk