

**BOROUGH OF HAWORTH
BERGEN COUNTY
ORDINANCE NO. 2026-006**

**AN ORDINANCE TO AMEND THE MIXED-USE BULK REQUIREMENTS FOR
BUSINESS ZONE “D” AS CONTAINED IN SECTION 26-503.2.f OF THE BOROUGH
CODE IN THE BOROUGH OF HAWORTH, BERGEN COUNTY, NEW JERSEY**

Section 26-503.2.f (Mixed-Use Bulk Requirements) of the Haworth Land Use Ordinance shall be amended as follows:

Intent and purpose. It is the intent and purpose of this Ordinance amendment to facilitate creation of inclusionary development that will diversify housing opportunities within the Borough and satisfy a portion of Haworth’s Round 4 unmet need affordable housing obligation.

- a. The ground-floor use shall be a business or commercial use that is permitted in Business District D, as provided in Subsection 26-502.4a.
- b. The second-floor use shall be residential dwelling units.
- c. Maximum residential density of 15 units per acre.
- d. The bulk regulations for the Business Zone D, as contained in the Limiting Schedule A[1] of the Borough Zoning Ordinance, shall be met, with the exception of minimum lot area, maximum permitted building height (feet and stories), and rear yard setback which shall be as required herein.
- e. Minimum lot area: 20,000 square feet.
- f. Maximum permitted building height (feet): 35 feet.
- g. Maximum permitted building height (stories): 2.5 stories.
- h. Minimum rear yard setback: 10 feet.
- i. All parking requirements shall conform to § 26-903 of the Code of the Borough of Haworth, as well as the New Jersey Residential Site Improvement Standards.

10. A minimum of 20% of the total residential units shall be reserved for both rental and for-sale affordable households.

Repealer

All ordinances or code provisions or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Severability

If any section, subsection, paragraph, sentence or any other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 5. EFFECTIVE DATE

This Ordinance shall take effect after publication and final passage as required by law.



HEATHER WASSER, Mayor

Introduced: 02/24/2025

Adopted: 03/10/2025



**Greg Zagaja, RMC, CMC, CMR
Borough Clerk**