



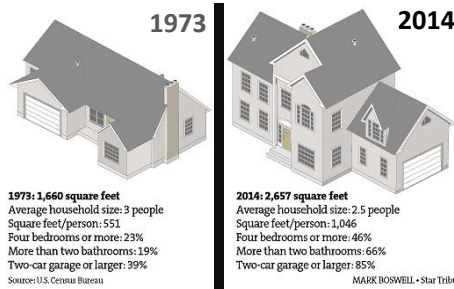
Later: Zoning ratifies that framework
for future builders/expanders



Haddonfield houses and great streets



2000's: Trends for bigger houses



Arlington and other communities study solutions



What's wrong with this picture?



By the Numbers National Perspective:

- > **21.3%** Percentage increase in the size of new American homes since 2000
- > **4.8%** Percentage decrease in the lot size of new American homes since 2000
- > **12.1%** Percentage increase in the size of new homes built in the Northeast since 2000
- > **19.9%** Percentage decrease in the lot size of new homes built in the Northeast since 2000

Source: US Census Bureau – Boston Globe

This trend can be accommodated in the suburbs, but trouble in towns

National Perspective:

Some outcomes that motivated changes in development rules:

- Out of character
- Garage out front
- Paved lawns/Mature trees removed
- Much larger than neighboring houses

Other towns are working on this too.

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National Perspective:



Towns provide design guidance and assistance

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Process / Timeline

- 1939** Borough adopts zoning plan
- 1984** Master Plan recommends residential zoning districts reflecting varying density and lot sizes
- 1998** Zoning study corrected inconsistencies with actual residential development patterns
- 2000** Residential zoning study / residential Land Use Element (updates to regulations and definitions)
- 2002** Updates to all residential zoning districts adopted
- 2015** Community interview and Planning Board's Land Use Committee report
- 2016** Team* formed: Begins research, reports to commissioners outlining issues/approaches
- 2017** Team issues preliminary recommendations: reviews them with experts, researches Westfield approaches, reviews Haddonfield construction plans and finishes research
- 2018** After a number of public meetings, team refines recommendations and brings final report to Planning Board
- 2019** Ordinance language drafted, illustrations prepared, hearing(s) scheduled

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*TEAM: Planning Board members John Stokes, Doug McCallister, Stuart Harting, Jon Simonson. Citizen Member: Sherry Gallagher



The Questions

1. Do some (not all) of the more recently constructed homes complement or detract from the character of their surrounding neighborhoods?
2. Does more of our new housing look like "tract" housing that we typically see in subdivisions?
3. If current trends continue, will Haddonfield retain the special character that distinguishes it from most other South Jersey communities?
4. Are there steps that can be taken to better harmonize new housing without unduly limiting development opportunities?



Source: Land Use Committee



32 Foot Tall Westfield Homes



Source: Land Use Committee



32 Foot Tall
Haddonfield Home



Haddonfield Home
Visual Estimate < 32'



Source: Land Use Committee



33.5 Foot Tall Westfield Homes



Source: Land Use Committee



33.2 Foot Tall Haddonfield Homes



Source: Land Use Committee



What Accentuates a Home's Mass & Scale?

1. HEIGHT
2. NUMBER OF STORIES
3. ELEVATED BASEMENTS
4. SMALLER THAN TYPICAL FRONT YARDS
5. OVERPOWERING, ATTACHED GARAGES
6. MONOLITHIC FACADES

Source: Land Use Committee



2019 Proposed Action Amendments
Scale | Character | Clarity

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2019 Proposed Action Amendments
Scale | Character | Clarity

1. Establish a maximum height of 32 feet in the R7 through R9 districts and 33 ½ feet in the R6 through R2 districts.
2. Definition of Basement and Half Story
3. Ensure that the form and location of an Attached Garage is subordinate to the Dwelling.

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Height



Source: Land Use Committee

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Height




Source: Land Use Committee

Number of Stories



Source: Land Use Committee

Height



In District R1 only: Maximum height may be exceeded by cupolas, finials, spires or similar projections if there are no more than two such features; the highest point of each feature does not exceed the 35 foot height limit by more than 10 feet; and, in total, they do not occupy more than ten (10) percent of the roof area.

Height Considerations

- 1. Majority of existing Haddonfield homes are less than 30 feet tall
- 2. Ordinance currently allows for 35 foot tall homes
- 3. These taller homes can overwhelm neighborhoods
- 4. Modest height reductions can improve compatibility
- 5. Done in Westfield, NJ

Source: Land Use Committee



Building Height Recommendations

ZONE	MIN LOT FRONTAGE	TOTAL SIDE YARDS	HEIGHT
R9, R8, R7	40 - 50 FEET	16 - 20 FEET	32 FEET
R6, R5, R5A, R4, R3, R2	60 - 125 FEET	25 - 40 FEET	33½ FEET
R1	200 FEET	75 FEET	35 FEET PLUS ADDITIONAL ROOF FEATURES

Source: Land Use Committee



Elevated Basements



Source: Land Use Committee



Elevated Basements

Basement – An interior space, or portion thereof, having a floor level below the average finished grade at the foundation wall of the building or structure in which it is contained, and having a floor to ceiling height of not less than six and one half (6.5) feet.

A basement shall be considered as a story where the top of the foundation or exterior basement wall is:

- More than three (3) feet above the average grade (existing or finished), determined by measuring the elevation at every corner of the building and at the midpoints between all of the corners, adding the elevations and dividing that sum by the number of measurements; or
- More than three (3) feet above the finished grade for 50% or more of the total building perimeter; or
- More than ten (10) feet above the finished grade at any point.

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Visually Dominant Front-Facing Garages

Protruding Garage

Two and One- Half Story Garage



Source: Land Use Committee

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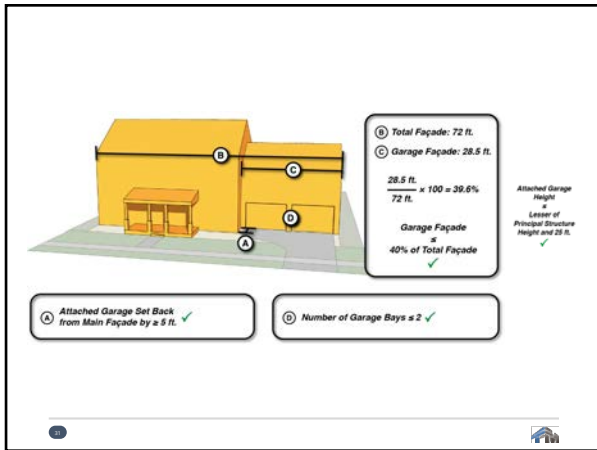
Setback Front-Facing Garages – One Story Above

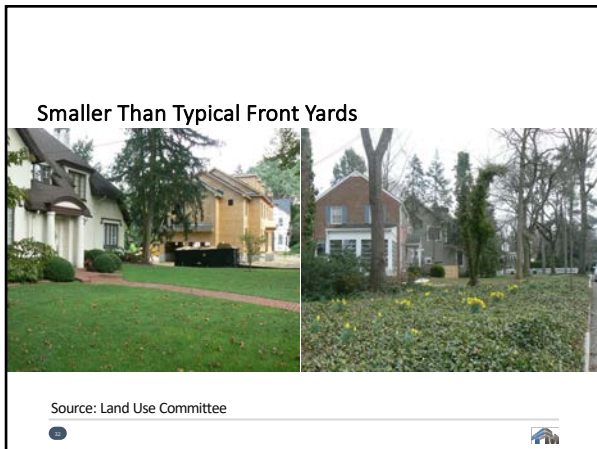


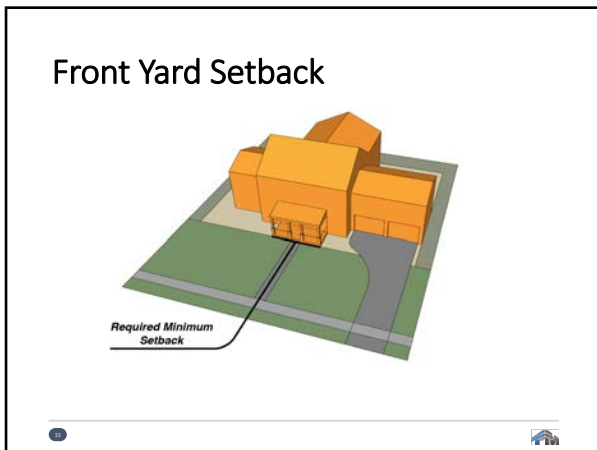
Source: Land Use Committee

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Average Setback

30' Setback X
30' Setback ✓
40' Setback ✓
40' Setback ✓
50' Setback ✓
50' Setback X

30' Setback
+ 40' Setback
+ 40' Setback
+ 50' Setback
+ 50' Setback
180' Setback
4
45' Setback

2019 Proposed Action Amendments

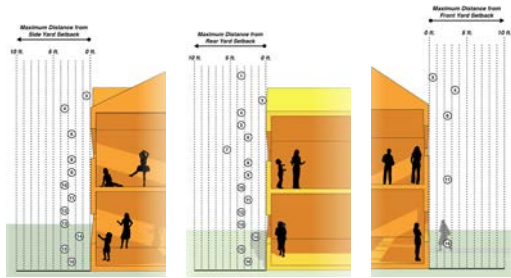
Scale | Character | Clarity

1. Make "Greenhouse Window" a defined and permitted feature for Haddonfield houses
2. Discourage new Haddonfield houses and additions from being built with big blank walls.
3. Prevent/discourage new construction of tall retaining walls.
4. Permit a variety of attached architectural features and utilitarian elements to occupy space within the area of the required setback. (Yard Encroachments)

Encroachments

Air Conditioner
Awnings
Pent Roof
Architectural Features
Chimney
Stoop
Window Box

Encroachments



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Monolithic Façades Fenestration



Source: Land Use Committee

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Side Façades

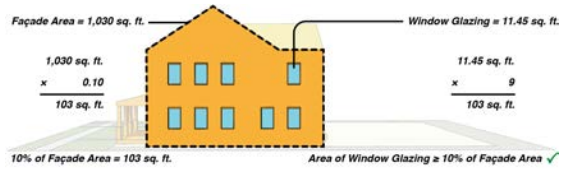


Source: Land Use Committee

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Monolithic Façades Missing Articulation / Fenestration



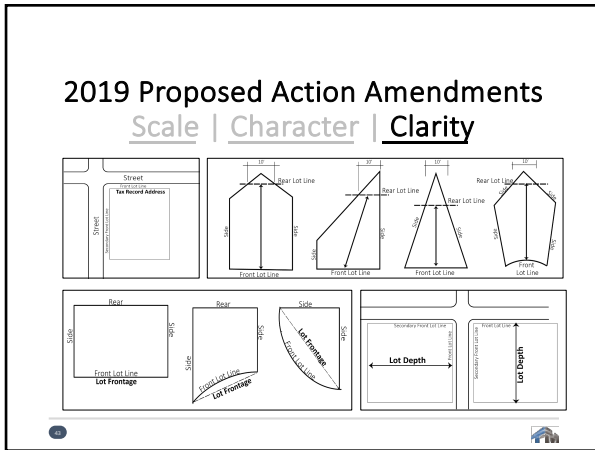
Fenestration = 10% \geq Side Façade Area

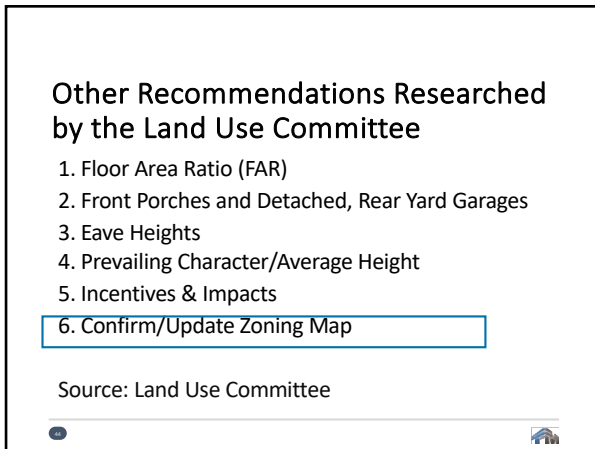


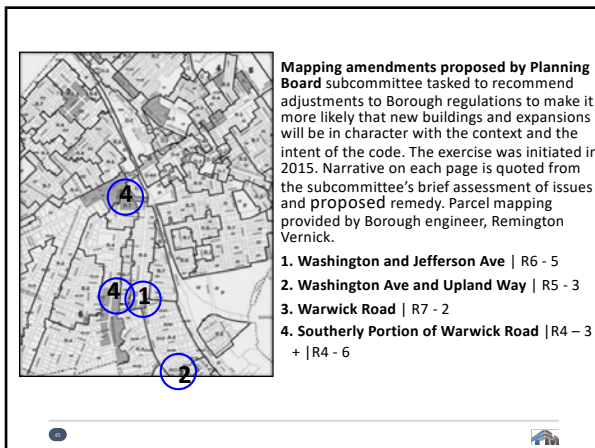
Source: Land Use Committee

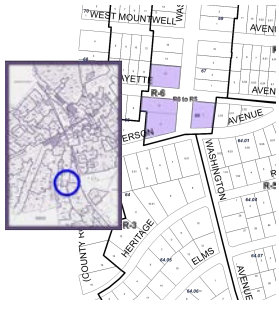
2019 Proposed Action Amendments

1. Update neighborhood residential zoning standards for the R-2 through R-9 zoning districts; looking particularly at house height, front yard setback, fenestration, garage location, and projections into front and side yard setbacks.
2. **Refine definitions** for Basement, Height, and Grading and add definitions for Corner Lot, Lot Depth, Lot Width, and Half Story.
3. Update to the zoning map where there are inconsistencies between zoning for particular lots and character of the adjacent the street or block.



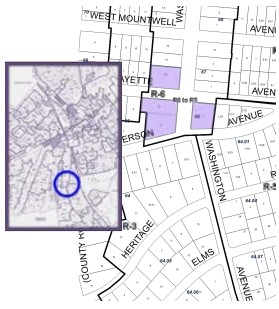







1. Washington and Jefferson Ave

Block 65, Lot 1; Block 66, Lots 8 and 9; and Block 68, Lot 13 are corner lots near Jefferson. Although located in the R6 zone, it abuts the R5. Since its character is more in keeping with the R5 zone, the team recommends that it be rezoned to R5.



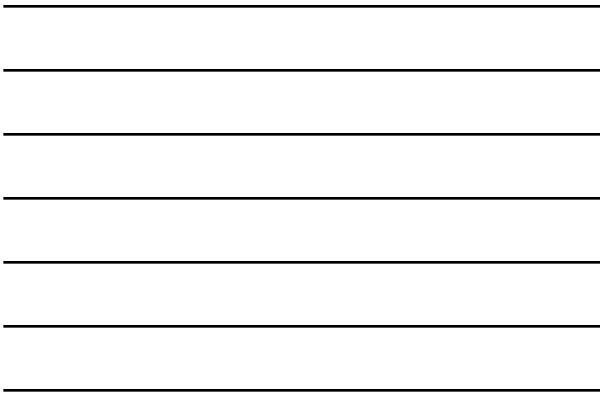
1. Washington Avenue and Jefferson Avenue

Standard	Change from	to
	R6	R5
Lot Size		
Minimum Area (sq. ft.)	6,000	7,500
Minimum Width (ft.)	60	75
Minimum Lot Frontage (ft.)	60	75
Minimum Depth (ft.)	100	100
Yard Requirements for Principal Structures		
Minimum Front Yard (ft.)	30	30
Minimum One Side Yard (ft.)	10	12
Minimum Combined Side Yards (ft.)	25	30
Minimum Rear Yard (ft.)	40	40
Yard Requirements for Accessory Structures		
Minimum Front Yard (ft.)	30	30
Minimum Side Yard (ft.)	5	5
Minimum Rear Yard (ft.)	5	5
Lot Coverage		
Maximum Building Coverage	27%	20%
Maximum Impervious Coverage	35%	32%
Height Requirements (Principal Building)		
Maximum Number of Stories	2.5	2.5
Maximum Height (ft.)	35	35
Height Requirements (Accessory Structure)		
Maximum Height (ft.)	18	18

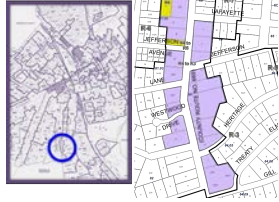


2. Washington Ave and Upland Way

Block 64.13, Lot 3 (1045 Washington) is a corner lot at Upland Way. Its Block 64.13, Lot 3 (1045 Washington) is a corner lot at Upland Way. It is in the R5 zone but adjoins the R2 and R3 zones. Its character is more akin to lots in the R3 zone and the team recommends that it be added to the R3 zone.



As one travels south toward Barrington, the lot size and home character along Warwick Road becomes quite diverse with sizes generally increasing; however, the vast majority of the street from West Park Ave. to Gill Road is designated R4



4. Southerly Portion of Warwick Road

The team believes that the character of the more southerly section of this signature street is not in keeping with the R4 designation. Specifically, the team recommends that the 12 lots on the east side of Warwick from Lafayette Ave. to Gill Rd. and the 10 lots on the west side of Warwick from Mountwell Ave. to Bellevue Ave. be added to the R3 zone, which adjoins this area to the south and east.

Also recommended: one lot fronting on Mountwell Ave. (Block 81.02, Lot 12) and one lot fronting on Jefferson Ave. (Block 81.02, Lot 11.01) be moved from the R4 to the R6 zone. (Does not change the status of this property as conforming lot)

4. Southerly Portion of Warwick Road (a)

Standard	Change from R4	to R3
Lot Size		
Minimum Area (sq. ft.)	9,600	12,500
Minimum Width (ft.)	80	100
Minimum Lot Frontage (ft.)	80	100
Minimum Depth (ft.)	120	125
Yard Requirements for Principal Structures		
Minimum Front Yard (ft.)	35	35
Minimum One Side Yard (ft.)	15	18
Minimum Combined Side Yards (ft.)	35	40
Minimum Rear Yard (ft.)	45	45
Yard Requirements for Accessory Structures		
Minimum Front Yard (ft.)	35	35
Minimum Side Yard (ft.)	5	5
Minimum Rear Yard (ft.)	5	5
Lot Coverage		
Maximum Building Coverage	20%	18%
Maximum Impervious Coverage	30%	28%
Height Requirements (Principal Building)		
Maximum Number of Stories	2.5	2.5
Maximum Height (ft.)	35	35
Height Requirements (Accessory Structure)		
Maximum Height (ft.)	18	18

4. Southerly Portion of Warwick Road (b)

Standard	Change from R4	to R6
Lot Size		
Minimum Area (sq. ft.)	9,600	6,000
Minimum Width (ft.)	80	60
Minimum Lot Frontage (ft.)	80	60
Minimum Depth (ft.)	120	100
Yard Requirements for Principal Structures		
Minimum Front Yard (ft.)	35	30
Minimum One Side Yard (ft.)	15	10
Minimum Combined Side Yards (ft.)	35	25
Minimum Rear Yard (ft.)	45	40
Yard Requirements for Accessory Structures		
Minimum Front Yard (ft.)	35	30
Minimum Side Yard (ft.)	5	5
Minimum Rear Yard (ft.)	5	5
Lot Coverage		
Maximum Building Coverage	20%	22%
Maximum Impervious Coverage	30%	35%
Height Requirements (Principal Building)		
Maximum Number of Stories	2.5	2.5
Maximum Height (ft.)	35	35
Height Requirements (Accessory Structure)		
Maximum Height (ft.)	18	18

QUESTIONS & ANSWERS
