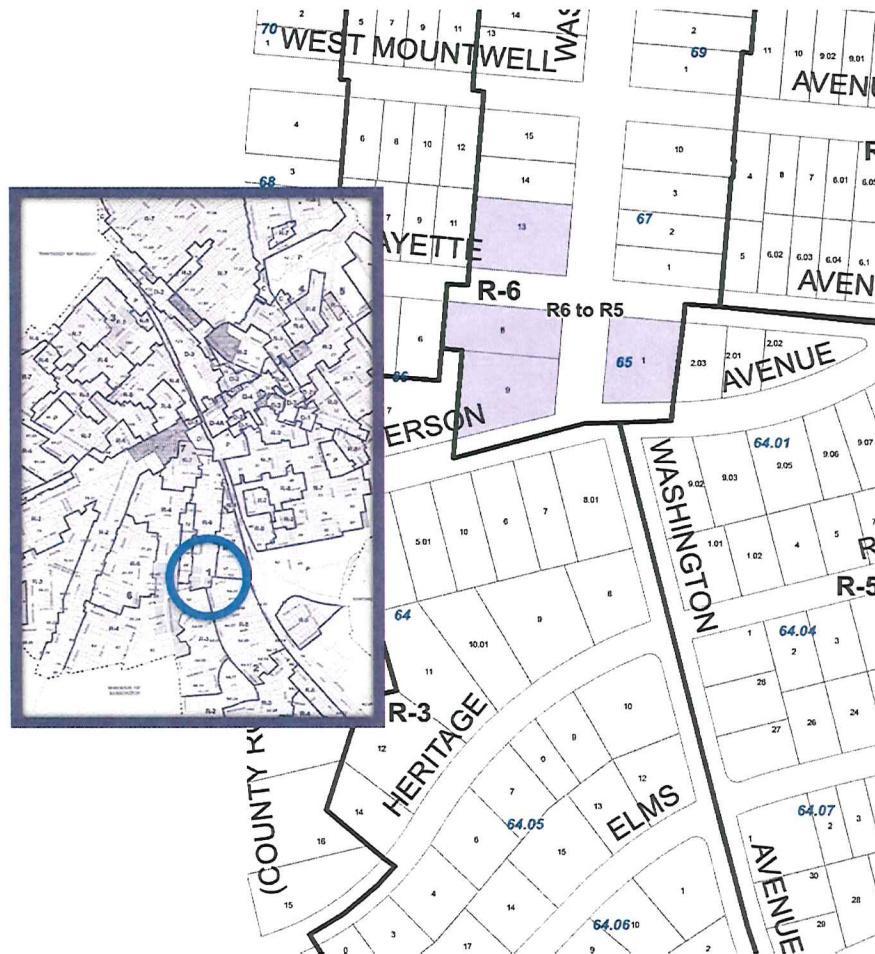
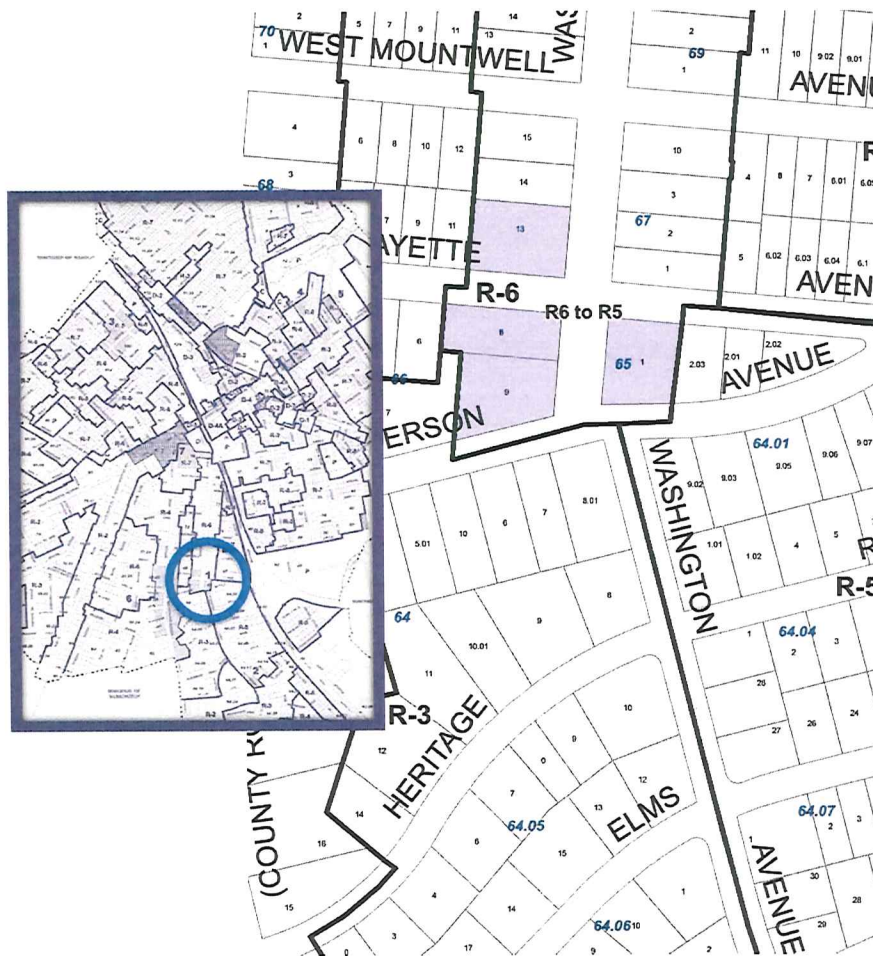


BOROUGH OF HADDONFIELD
LIST OF PROPRITIES AFFECTED
ORDINANCE 2019-02

BLOCK	LOT	ADDRESS	CURRENT	
			ZONE	NEW ZONE
65	1	501 Washington Avenue	R6	R5
66	8	500 Washington Avenue	R6	R5
66	9	504 Washington Avenue	R6	R5
68	13	434 Washington Avenue	R6	R5
64.13	3	1045 Wasington Avenue	R5	R3
76	5	29-33 Warwick Road	R7	R2
66	1	517 Warwick Road	R4	R3
66	2	509 Warwick Road	R4	R3
66	3	501 Warwick Road	R4	R3
64	1	567 Warwick Road	R4	R3
64	3	563 Warwick Road	R4	R3
64	15	591 Warwick Road	R4	R3
64	16	585 Warwick Road	R4	R3
64	17	120 Jefferson Avenue	R4	R3
64.05	1	601 Warwick Road	R4	R3
64.05	19.01	605 Warwick Road	R4	R3
64.05	19.02	161 Gill Road	R4	R3
64.05	19.03	145 Treaty Elms Lane	R4	R3
81.02	9.02	406 Warwick Road	R4	R3
81.02	10	416 Warwick Road	R4	R3
81.02	13	410 Warwick Road	R4	R3
81.03	12	500 Warwick Road	R4	R3
81.03	14.02	556 Warwick Road	R4	R3
81.04	14.01	560 Warwick Road	R4	R3
81.04	15	1 Westwood Drive	R4	R3
81.04	16	574 Warwick Road	R4	R3
81.04	21	6 Westwood Drive	R4	R3
81.02	12	220 Moutwell Avenue	R4	R6
81.02	11.01	201 Jefferson Avenue	R4	R6



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	22%	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



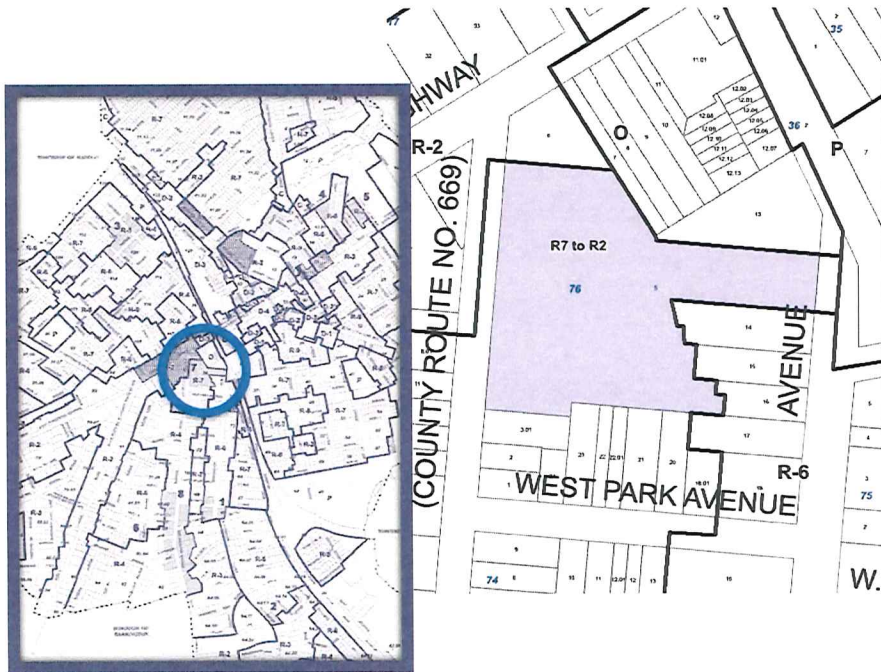
2. Washington Ave and Upland Way

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.



2. Washington Avenue and Upland Way

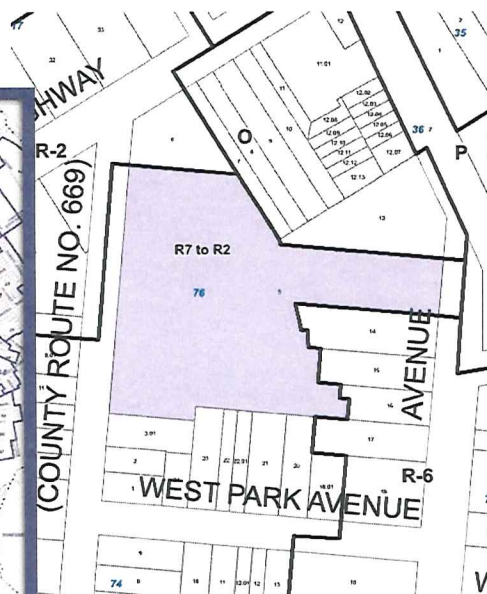
Standard	Change from	to
	R5	R3
Lot Size		
Minimum Area (sq. ft.)	7,500	12,500
Minimum Width (ft.)	75	100
Minimum Lot Frontage (ft.)	75	100
Minimum Depth (ft.)	100	125
Yard Requirements for Principal Structures		
Minimum Front Yard (ft.)	30	35
Minimum One Side Yard (ft.)	12	18
Minimum Combined Side Yards (ft.)	30	40
Minimum Rear Yard (ft.)	40	45
Yard Requirements for Accessory Structures		
Minimum Front Yard (ft.)	30	35
Minimum Side Yard (ft.)	5	5
Minimum Rear Yard (ft.)	5	5
Lot Coverage		
Maximum Building Coverage	20%	18%
Maximum Impervious Coverage	32%	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



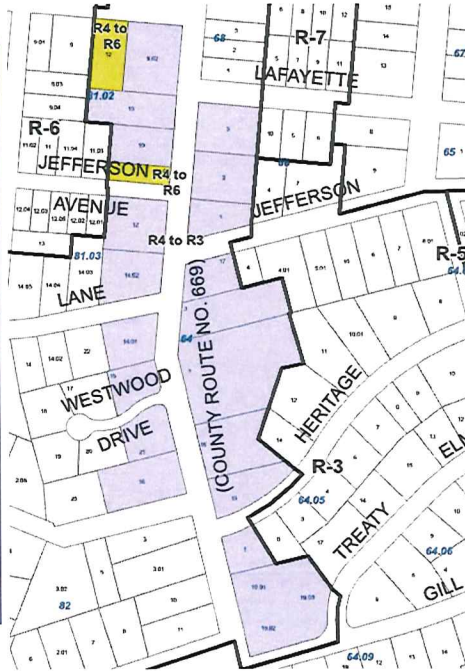
3. Warwick Road

Northern Portion of Warwick Road. Although it's unlikely to happen in the foreseeable future, subdivision of the 3.6 acre Methodist Church property (Block 76, Lot 5) into 5,000 square foot residential lots at some future date would be out of character with this signature street located just off Kings Highway. Therefore, the team recommends that this property be reclassified from its current R7 zone to the adjoining R2 zone. Although subdivision potential still exists, it would be reduced from approximately 25 small lots to approximately 6 more appropriately sized lots.

3. Warwick Road



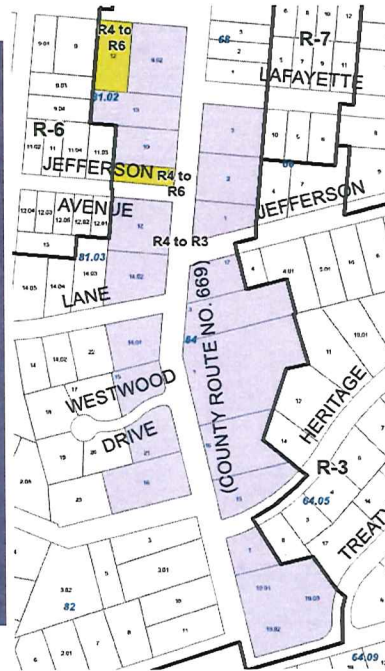
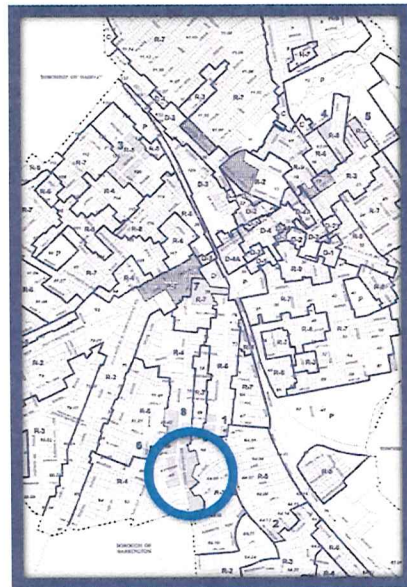
Standard	Change from	to
	R7	R2
Lot Size		
Minimum Area (sq. ft.)	5,000	20,000
Minimum Width (ft.)	50	125
Minimum Lot Frontage (ft.)	50	125
Minimum Depth (ft.)	100	150
Yard Requirements for Principal Structures		
Minimum Front Yard (ft.)	20	40
Minimum One Side Yard (ft.)	10	18
Minimum Combined Side Yards (ft.)	20	40
Minimum Rear Yard (ft.)	35	60
Yard Requirements for Accessory Structures		
Minimum Front Yard (ft.)	20	40
Minimum Side Yard (ft.)	5	5
Minimum Rear Yard (ft.)	5	5
Lot Coverage		
Maximum Building Coverage	25%	15%
Maximum Impervious Coverage	40%	25%
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



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.

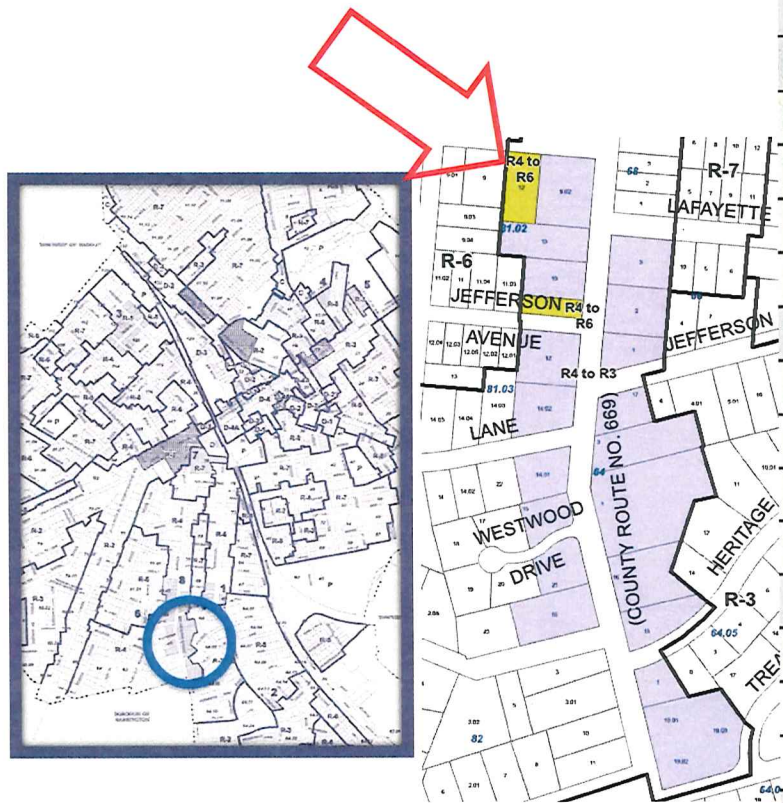


4. Southerly Portion of Warwick Road (a)



Standard	Change from	to
	R4	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	to
	R4	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