



Borough of Haworth

Building Department

300 Haworth Avenue, Haworth, NJ 07641

(201)384-8824

Building@HaworthNJ.org

ZONING PERMIT APPLICATION

Decision: ☐ Approved ☐ Denied By: _____ Date: _____

If denied, reason & ordinance for denial: _____

----- Office use above -----

\$75 application review fee

*A property survey (drawn to scale) and a scale drawing showing the location and extent of all improvements you propose for the property must be submitted together with this completed form. **The property survey should be up to date with all changes indicated.***

Property Address: _____

Block: _____ Lot: _____ Zoning District: _____

Applicant Name: _____

Address: _____

Phone: _____ Email Address: _____

Property Owner Name: _____

Address: _____

Phone: _____ Email Address: _____

Contractor/Design Professional Name: _____

Address: _____

Phone: _____ Email Address: _____

This application is for:

() Fence(s) () Walls () Sheds () Driveway () Other _____

Proposed Work:

- () Construct New
- () Remove & Replace all of existing
- () Remove & Replace part of existing

Style or Construction Type: _____

Material or Plant Type: _____

Height of Fence(s), Wall(s), or Hedges(s): _____

Additional information, if necessary: _____

ZONING REQUIREMENTS:

	Required	Existing	Proposed	Variance Required
Lot Area	_____	_____	_____	_____
Lot Width	_____	_____	_____	_____
Front Setback	_____	_____	_____	_____
Side Yard Setback	_____	_____	_____	_____
Rear Yard Setback	_____	_____	_____	_____
Building Coverage (%)	_____	_____	_____	_____
Pavement Coverage (%)	_____	_____	_____	_____
Total Impervious Coverage (%)	_____	_____	_____	_____
Height of Building	_____	_____	_____	_____
F.A.R	_____	_____	_____	_____

SITE INFORMATION (Answer all questions)

Is this a corner lot? (Circle one) YES NO

Are there any overhangs on the new structure? YES NO

Are there any deed restrictions or covenants affecting this application?
(If yes, attach a copy of the Deed) YES NO

Is this property a part of a subdivision? YES NO

Has there ever been a variance granted on this property before?
(If yes, please explain and attach a copy of variance to this application) YES NO

Will there be any soil movement on the property? YES NO
(If yes, how much soil?) _____ cubic yards

(Note: Any soil movement will require a Soil Movement Application)

I, being of full age, hereby swear that all of the information I have provided in the above application and the attached survey and/or plans are true and correct to the best of my knowledge. The undersigned hereby agrees to comply with the terms of The Borough of Haworth Land Use Ordinance.

Signature (circle one: Owner/ Applicant / Architect / Contractor)

Date

Haworth – Minimum requirements for each lot (unless noted as “max.”)

(Ord. No. 779 § 16-504; Ord. No. 821 § 2; Ord. No. 878 § 5; Ord. No. 2013-02 § 504)

	Residence Zone A	Residence Zone C	Business Zone D	Watershed/ Recreation Zone B	Residence Zone E
Area in square feet	15,000	45,000	Optional	4,000	25,000
Width of lot	125 feet	150 feet	Optional	N/A	125 feet
Depth of lot	100 feet	100 feet	Optional	N/A	100 feet
Frontage on nonrectangular lot	75 feet	100 feet	Optional	N/A	75 feet
Front yard setback	The greater of 25' or the average front setback of the existing dwellings on the subject lot's side of the street on the individual block on which the subject lot is located. In no case shall the minimum required setback exceed the lesser of 50' or 25% of the lot depth.	The greater of 25' or the average front setback of the existing dwellings on the subject lot's side of the street on the individual block on which the subject lot is located. In no case shall the minimum required setback exceed the lesser of 50' or 25% of the lot depth.	4 feet	See General Limiting Schedule Note 1	The greater of 25' or the average front setback of the existing dwellings on the subject lot's side of the street on the individual block on which the subject lot is located. In no case shall the minimum required setback exceed the lesser of 50' or 25% of the lot depth.
Side setback aggregate	35% of lot width	35% of lot width	None required	See General Limiting Schedule Note 1	35% of lot width
Two sides	Minimum requirement not to exceed 50'	Minimum requirement not to exceed 50'	None required	See General Limiting Schedule Note 1	Minimum requirement not to exceed 50'
One side	15 feet	15 feet	None required	See General Limiting Schedule Note 1	15 feet
Front yard setback for a corner or a Through lot	For each street frontage, the greater of 25' or the average front setback of the existing dwellings on the subject lot's side of the street on the individual block on which the subject front yard is located. In no case shall the minimum required setback exceed the lesser of 50' or 25% of the lot dimension perpendicular to the frontage in question.	For each street frontage, the greater of 25' or the average front setback of the existing dwellings on the subject lot's side of the street on the individual block on which the subject front yard is located. In no case shall the minimum required setback exceed the lesser of 50' or 25% of the lot dimension perpendicular to the frontage in question.	4 feet	See General Limiting Schedule Note 1	For each street frontage, the greater of 25' or the average front setback of the existing dwellings on the subject lot's side of the street on the individual block on which the subject front yard is located. In no case shall the minimum required setback exceed the lesser of 50' or 25% of the lot dimension perpendicular to the frontage in question.
Rear Yard setback	The greater of 30' or the average rear setback of the existing dwellings on the subject lot's side of the street on the individual block on which the subject rear yard is located. In no case shall the minimum required setback exceed the lesser of 50' or 25% of the lot dimension perpendicular to the rear lot line.	The greater of 30' or the average rear setback of the existing dwellings on the subject lot's side of the street on the individual block on which the subject rear yard is located. In no case shall the minimum required setback exceed the lesser of 50' or 25% of the lot dimension perpendicular to the rear lot line.	40 feet	See General Limiting Schedule Note 1	The greater of 30' or the average rear setback of the existing dwellings on the subject lot's side of the street on the individual block on which the subject rear yard is located. In no case shall the minimum required setback exceed the lesser of 50' or 25% of the lot dimension perpendicular to the rear lot line.
Parking	See Off- Street Parking Regulations	See Off- Street Parking Regulations	See Off-Street Parking Regulations	See Off-Street Parking Regulations	See Off-Street Parking Regulations
Height of structure (max.)	35 feet	35 feet	35 feet	35 feet	35 feet
Height of chimney (max.)	4' above top of roof structure	4' above top of roof structure	4' above top of roof structure	4' above top of roof structure	4' above top of roof structure
Dwelling units (max.)	One	One	N/A	N/A	One
Building coverage (max.)	25%	25%	N/A	- -	25%
Pavement coverage (max.)	15%	15%	80%	- -	15%
Total impervious coverage (max.)	40% of lot area	40% of lot area	None	5% of lot area	40% of lot area
F.A.R.	0.37	0.26	N/A	N/A	0.175**

F.A.R. (Ordinance No. 2024-027)

Watershed/Recreation Zone B: N/A

Residence ZoneE: 0.175**

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

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

Lot Area – Square Feet		Residence Zone E Only	
Minimum	Maximum	Floor Area Ratio	Maximum Total S/F
45,001	50,000	0.175	N/A
50,0001	55,000	0.165	N/A
55,001	60,000	0.15	N/A
GREATER THAN 60,000 S/F		N/A	9,400 S/F