

## PRINCETON - ZONING PERMIT APPLICATION

Compliance is required with all applicable Land Use Regulations prior to undertaking any development and/or obtaining a building permit. The permit application must be completely and accurately filled out for the application to be considered. A copy of a recent property survey with proposed improvements drawn to scale may be submitted, provided that the owner submits a certification that the information on the plot plan is correct.

Permit # \_\_\_\_\_

**CLUSTER - Washington Oaks RM – single family**

Fee \$ \_\_\_\_\_

Owner: \_\_\_\_\_

Phone: \_\_\_\_\_

Property Address: \_\_\_\_\_

Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Will any trees be impacted or removed in connection with this project: YES \_\_\_\_\_ if so how many \_\_\_\_\_ NO \_\_\_\_\_

Application will not be accepted without this information.

ITEM REGULATED	REQUIREMENTS Per Section 10B-246	PROPOSED	HPC APPROVAL: YES _____ NO _____
Lot Area (square feet) (LA)	5,000		Permitted Use:
Lot width at bldg line (ft.)	40		Variance # (if applicable)
Lot depth (ft.)	80		Parking required:
Lot frontage (ft.)	30		
Building setback: Front	15		Floor Elevation:
Mean Prevailing Front Setback (to be provided by the Zoning Office)			Number of Stories:
Rear	15		<b>TYPE OF CONSTRUCTION</b>
Combined front & rear	N/A		New Building: (Deed required)
Right side	5		Addition:
Left side	5		Pool:
Combined side	N/A		AC Condenser:
Building height (Plate)	30		Generator:
Bldg setback-height ratio	N/A		Deck:
Floor area ratio (Max %)	See Section 10B-192		Shed:
Gross Floor Area & Lot Area	(page 2)		
Parking setbacks: Front	25		Fence:
Side	25		Driveway
Rear	25		Other (specify)
Imperv. Coverage 10B-246.1	%		

**Checklist:**

- Two (2) plot plans / surveys, drawn to scale signed and sealed by a NJ Licensed Land Surveyor
- Two (2) sets of architectural plans including dimensions and FAR breakdown.
- Indicate finished first floor elevation for any new construction
- Indicate proposed structure on the survey and distance to the property lines; these distances shall be shown to the overhang and not the foundation wall.
- Provide diagram for compliance with setback-to-height regulation
- Any net new disturbance over 400 square feet must obtain Engineering approval prior to zoning review.
- Approved Tree Removal Plan required prior to zoning review.
- C-1 Designated Area \_\_\_ Yes \_\_\_ No
- Homeowner's Association Approval
- Impervious Coverage calculation breakdown.

**ZONING APPROVAL:**

\_\_\_\_\_  
Derek W. Bridger, Zoning Officer

\_\_\_\_\_  
Date

**FAR**

**Sec. 10B-192. Lot standards for clusters in which less than eighty percent of the tract is devoted to open space.**

(7) *Floor area ratio.* The maximum floor area ratio shall be as follows:

<b>Lot size</b>	<b>F.A.R. (Max %)</b>
10,000 to 10,890 sq. ft.	25
10,891 to 21,780 sq. ft.	20
21,781 to 43,560 sq. ft.	15
43,561 to 65,340 sq. ft.	12.5
65,341 sq. ft. or more	10

**IMPERVIOUS COVERAGE**

**Sec. 10B-246.1. Maximum permitted residential lot impervious coverages.**

Residential lots shall be subject to the following maximum impervious coverage limits

<b>Lot Size (Acres)</b>	<b>Maximum Permitted Impervious Coverage</b>
	Percent
4 and greater	14.0
3 to 3.99	15.0
2 to 2.99	17.0
1.5 to 1.99	19.5
1 to 1.49	22.5
0.75 to 0.99	25.5
0.5 to 0.749	29.0
0.25 to 0.49	36.0
0.1 to 0.249	49.5
Less than 0.1	61.5

House	_____	
Garage	_____	
Covered Porch	_____	
Driveway	_____	
Walkway	_____	
Patio	_____	
Deck	_____	
Pool	_____	
A/C – Generator	_____	
Other	_____	
Total	_____	sq. ft. ÷ lot area sq. ft. _____ = _____ %

1 Acres = 43,560 sq. ft.