

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 # _____

R-4 ZONE DISTRICT

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)	32,670		Permitted Use:
Lot width at bldg line (ft.)	125		Variance # (if applicable)
Lot depth (ft.)	125		Parking required:
Lot frontage (ft.)	125		
Building setback:	Front	25	Floor Elevation:
	Rear	15	Number of Stories:
Combined front & rear	N/A		TYPE OF CONSTRUCTION
Right side	15		New Building: (Deed required)
Left side	15		Addition:
Combined side	N/A		Pool:
Building height (Max Ft)	35		AC Condenser:
Bldg. height-setback ratio	1: 1.5		Generator:
Floor area ratio (Max %)			Deck:
Gross Floor Area & Lot Area	15		
Parking setbacks: See attached			Shed:
			Fence:
			Driveway
Imperv. Coverage 10B-246.1 (see page 2)	%		Other (specify)
			ADU

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
- 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:

Lot size	F.A.R. (Max %)
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

Lot Size (Acres)	Maximum Permitted Impervious Coverage
	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.

Parking

Front- The minimum front parking setback shall be equal to the front yard setback of the dwelling or 25 feet, whichever is less

Side- on lots greater than 50 ft.in lot width -Minimum 5 feet
on lots less than 50 ft. in lot width- Minimum 3 feet