

PRINCETON (B) – ZONING PERMIT APPLICATION

(ZONING DEPARTMENT USE ONLY)

Application Received _____ Date Issued _____

Permit Number _____

Fee(s) Paid: Check No. _____ Cash _____ Zoning Official Approval _____

Compliance is required with all applicable Land Use Regulations prior to undertaking any development and/or obtaining any building permit. The permit application must be completely and accurately filled out for the application to be considered. Two survey/plot plans must be provided showing the location, size, and shape of all existing and proposed structures related to property lines. A copy of a recent property survey (*less than three years old*) 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.

1. Street Address _____
Block _____ Lot _____ Zone _____
Owner & Phone No. _____
Owner Address _____
Applicant & Phone No. _____
Applicant Address _____

PROPERTY USE: Residential Yes or No Commercial Yes or No

2. **PRIOR APPROVALS REQUIRED FOR THIS APPLICATION**

(Attach any or all application approval Resolutions)

- | | | |
|--------------------------|------------------------------|-----------------------------|
| a. Zoning Variance | <input type="checkbox"/> yes | <input type="checkbox"/> no |
| b. Historic Preservation | <input type="checkbox"/> yes | <input type="checkbox"/> no |
| c. Site Plan Approval | <input type="checkbox"/> yes | <input type="checkbox"/> no |
| d. Subdivision Approval | <input type="checkbox"/> yes | <input type="checkbox"/> no |

3. **DEVELOPMENT TYPE & FEES**

- Swimming Pool, Shed, Fences, Air Conditioners, Generators, Patio (\$60.00)
- Addition(s) to Existing Structures (\$200)**
- One (1) or Two (2) Family Dwelling (\$500) (*)**
- Parking Area, Patio, Deck – **IF GREATER THAN 400 SF** (\$200)

Note: Applications will be subject to review for Road Opening/Right-of-way Occupancy, Tree Removal, and Stormwater Management, as required by Code of Princeton.

4. **SITE IMPROVEMENT PLAN** - Drawn pursuant to Site Improvement Plan Checklist must be provided (two sets).

- Attached
- Not required (e.g., air conditioner location, stairs)

(*) ***Plot Plan prepared by a Licensed New Jersey Professional Engineer required.***

** ***Addition of 400 s.f. or greater requires Engineering Approval***

PART B

R-1 ZONING DISTRICT REGULATIONS

Zoning Information: In accordance with Section 17A-232 of Princeton Land Use Ordinance, the schedule of bulk regulations for single-family dwellings provides required dimensions for each item being regulated. These regulations are indicated in Column "A". In "Column "B" list those proposed dimensions as shown on the proposed property survey plan and building drawings as it pertains to your development.

Bulk Regulation	Column "A"	Column "B"
<u>Maximum Permitted</u>		
(1) Height	3 stories or 35 ft.	
(2) Coverage	25%	
(3) FAR	25%	
<u>Minimum Required</u>		
(1) Lot area per dwelling unit	20,000 sf.	
(2) Lot width	125 ft.	
(3) Lot depth	125 ft.	
(4) Front yard	35 ft.	
(5) Combined side yard	30 ft.	
(6) Smaller side yard	10 ft.	
(7) Rear yard	35 ft.	
(8) Building height to setback ratio (maximum)	1.5:1	

*****See Section 17A-376.1 Prevailing front yard setback***

**R-2 ZONING DISTRICT
REGULATIONS**

Zoning Information: In accordance with Section 17A-240 of Land Use Ordinance, the schedule of bulk regulations for single-family dwellings provides required dimensions for each item being regulated. These regulations are indicated in Column "A". In "Column "B" list those proposed dimensions as shown on the proposed property survey plan and building drawings as it pertains to your development.

Bulk Regulation	Column "A"	Column "B"
<u>Maximum Permitted</u>		
(1) Height	3 stories or 35 ft.	
(2) Coverage	25%	
(3) FAR	30%	
<u>Minimum Required</u>		
(1) Lot area per dwelling unit	10,000 sf.	
(2) Lot width	75 ft.	
(3) Lot depth	100 ft.	
(4) Front yard	30 ft.	
(5) Combined side yard	25 ft.	
(6) Smaller side yard	10 ft.	
(7) Rear yard	35 ft.	
(8) Building height to setback ratio (maximum)	2.0:1	

****See Section 17A-376.1 Prevailing front yard setback**

**R-3 ZONING DISTRICT
REGULATIONS**

Zoning Information: In accordance with Section 17A-246 of Land Use Ordinance, the schedule of bulk regulations for single-family, and two-family dwellings provides required dimensions for each item being requested. These regulations are indicated in Column “A”. In “Column B” list those proposed dimensions as shown on the proposed property sealed survey plan and building drawings as it pertains to your development. **PLEASE CONTACT THE ZONING OFFICE (609) 921-1359 FOR INFORMATION REGARDING ATTACHED AND MULTI-FAMILY HOUSING BULK REGULATIONS.**

Single Family dwellings

Bulk Regulation	Column “A”	Column “B”
<u>Maximum Permitted</u>		
(1) Height	3 stories or 35 ft.	
(2) Coverage	25%	
(3) FAR	40%	
<u>Minimum Required</u>		
(1) Lot area per dwelling unit	7,200 sf.	
(2) Lot width	60 ft.	
(3) Lot depth	100 ft.	
(4) Front yard	25 ft.	
(5) Combined side yard	20 ft.	
(6) Smaller side yard	8 ft.	
(7) Rear yard	35 ft.	
(8) Building height to setback ratio (maximum)	3.0:1	

*****See Section 17A-376.1 Prevailing front yard setback***

Two Family dwellings

Bulk Regulation	Column “A”	Column “B”
<u>Maximum Permitted</u>		
(1) Height	3 stories or 35 ft.	
(2) Coverage	25%	
(3) FAR	45%	
<u>Minimum Required</u>		
(1) Lot area per dwelling unit	5,000 sf.	
(2) Lot width	60 ft.	
(3) Lot depth	100 ft.	
(4) Front yard	25 ft.	

(5) Combined side yard	20 ft.	
(6) Smaller side yard	8 ft.	
(7) Rear yard	35 ft.	
(8) Building height to setback ratio (maximum)	3.0:1	

*****See Section 17A-376.1 Prevailing front yard setback***

**R-4 ZONING DISTRICT
REGULATIONS**

Zoning Information: In accordance with Section 17A-258 of Land Use ordinance, the schedule of bulk regulations for single-family, two-family provides required dimensions for each item being regulated. These regulations are indicated in Column “A”. In “Column B” list those proposed dimensions as shown on the proposed property sealed survey plan and building drawings as it pertains to your development. **PLEASE CONTACT THE ZONING OFFICE (609) 921-1359 FOR INFORMATION REGARDING ATTACHED AND MULTI-FAMILY HOUSING BULK REGULATIONS.**

Single-family dwellings

Bulk Regulation	Column “A”	Column “B”
<u>Maximum Permitted</u>		
(1) Height	3 stories or 35 ft.	
(2) Coverage	30%	
(3) FAR	40%	
<u>Minimum Required</u>		
(1) Lot area per dwelling unit	6,000 sf.	
(2) Lot width	60 ft.	
(3) Lot depth	100 ft.	
(4) Front yard	25 ft.	
(5) Combined side yard	20 ft.	
(6) Smaller side yard	8 ft.	
(7) Rear yard	35 ft.	
(8) Building height to setback ratio (maximum)	3.0:1	

*****See Section 17A-376.1 Prevailing front yard setback***

Two-family dwellings

Bulk Regulation	Column “A”	Column “B”
<u>Maximum Permitted</u>		
(1) Height	3 stories or 35 ft.	
(2) Coverage	30%	
(3) FAR	45%	
<u>Minimum Required</u>		
(1) Lot area per dwelling unit	3,300 sf.	
(2) Lot width	60 ft.	
(3) Lot depth	100 ft.	
(4) Front yard	20 ft.	
(5) Combined side yard	20 ft.	

(6) Smaller side yard	8 ft.	
(7) Rear yard	35 ft.	
(8) Building height to setback ratio (maximum)	3.0:1	

*****See Section 17A-376.1 Prevailing front yard setback***