

PRINCETON (B) – ZONING PERMIT APPLICATION

(ZONING DEPARTMENT USE ONLY)

Application Received _____ Date Issued _____

Permit Number _____

Fee \$ _____ 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.

Owner Name _____ Phone # _____

Street Address _____

Block _____ Lot _____ Zone _____

Contact Person _____ Phone # _____ E-Mail _____

PLEASE NOTE: Approved tree removal plan required prior to zoning review.

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.

PROPERTY USE: Residential Yes or No Commercial Yes or No

PROPERTY TYPE: _____ (one, two, three units etc.)

1. PRIOR APPROVALS REQUIRED FOR THIS APPLICATION

(Attach any or all application approval Resolutions)

- a. Zoning Variance ☐
- b. Historic Preservation ☐
- c. Site Plan Approval ☐
- d. Subdivision Approval ☐

2. 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.

3. 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 sq. ft. or greater requires Engineering Approval 10B-246.1

R-3 ZONING DISTRICT

Zoning Information: In accordance with Section 17A-246 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. For attached & and multi-family housing regulations call the Zoning Department.

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) Mean Prevailing Front yard**	Contact Zoning Office	
(6) Combined side yard	20 ft.	
(7) Smaller side yard	8 ft.	
(8) Rear yard	35 ft.	
(9) Building height to setback ratio (max)	3.0:1	

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) Mean Prevailing Front yard**	Contact Zoning Office	
(6) Combined side yard	20 ft.	
(7) Smaller side yard	8 ft.	
(8) Rear yard	35 ft.	
(9) Building height to setback ratio (max)	3.0:1	

**See Section 17A-376.1 Mean Prevailing front yard setback (as Amended)

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

Impervious Coverage

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.