

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 | | TYPE OF CONSTRUCTION |
| 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 %) | Contact the Zoning Office | | Shed: |
| Gross Floor Area & Lot Area | | | |
| 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 500 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:

| 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.