

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 -Russell Estates

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)	10,000		Permitted Use:
Lot width at bldg line (ft.)	75		Variance # (if applicable)
Lot depth (ft.)	Less - 3 X Width		Parking required:
Lot frontage (ft.)	37.5		
Building setback: Front	15		Floor Elevation:
Rear	15		Number of Stories:
Combined front & rear	40		TYPE OF CONSTRUCTION
Right side	10		New Building: (Deed required)
Left side	10		Addition:
Combined side	30		Pool:
Building height (Max Ft)	30		AC Condenser:
Bldg. setback-height ratio	N/A		Generator:
Floor area ratio (Max %)	see Section 10B-192		Deck:
Gross Floor Area & Lot Area	(page 2)		
Parking setbacks: Front	N/A		Shed:
Side	N/A		Fence:
Rear	N/A		Driveway
Imperv. Coverage 10B-246.1	(see page 2)		Other (specify)

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.