

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.

R-A ZONE DISTRICT

Permit # _____

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)	174,240		Permitted Use:
Lot width at bldg line (ft.)	200		Variance # (if applicable)
Lot depth (ft.)	300		Parking required:
Lot frontage (ft.)	200		
Building setback: Front	50		Floor Elevation:
Rear	40		Number of Stories:
Combined front & rear	N/A		TYPE OF CONSTRUCTION
Right side	40		New Building: (Deed required)
Left side	40		Addition:
Combined side	N/A		Pool:
Building height (Max Ft)	N/A		AC Condenser:
Bldg setback-height ratio	1.5:1		Generator:
Floor area ratio (Max %)			Deck:
Gross Floor Area & Lot Area	6.5		
Parking setbacks: Front	40		Shed:
Side	50		Fence:
Rear	40		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 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

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 and 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.

A new Section 10B-252.1 Mean Prevailing Front Setback is added to the Princeton Township Code as follows:

The mean prevailing front yard setback to be applied to a lot shall be determined as follows:

- (a) The front yard setback for the principal dwellings on each lot fronting on the same side of the street within 500 feet in either direction of the lot for which the prevailing front setback is to be measured and within the same zoning district shall be determined. The measurement shall not include the setback from the street for corner lots, where the front yard of the corner lot is measured from a different street. In calculating the mean prevailing setback, the largest and smallest setback shall not be included in the calculation. Setbacks shall be measured to the nearest part of the house excluding porches and stoops.
- (b) If the mean prevailing front setback as calculated for a lot is more than five feet or less than five feet of the required minimum setback, the building setback shall be within two feet of the calculated mean setback.
- (c) If the mean prevailing setback as calculated for a lot is not more than five feet greater or five feet less than the required setback, then the developer shall comply with the minimum required setback.
- (d) If utilization of the mean prevailing setback would limit the construction of a dwelling to a size which is less than eighty percent of the maximum building size permitted in the district, then the mean prevailing setback shall be adjusted to a setback which permits the construction of a dwelling which is eighty percent of the maximum building size permitted in the district, for a lot with the minimum lot size but not less than the minimum required front yard setback.
- (e) If a street contains three or fewer dwellings then the property owner shall have the option to match either front yard setback.