

## R-1A - ZONING REVIEW – WORKSHEET

**Note:** The items below must be reviewed and found in compliance prior to issuance of a zoning permit. Therefore, the appropriate data must be shown on the survey/lot development plans and building plans and/or documented with other submittals. Incomplete submittals will result in request for additional data and extended review period.

**BLOCK** , **LOT** ;

<u>Section</u>	<u>Requirement</u>	<u>Status of Permit Review</u>	<u>Status of C.O. Review</u>
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*The first 6 items are relevant to the principal building (house):*

12-6.1 Single Family Use

12-6.3a Max. height: 2 1/2 story/35'

12-6.3b 100' min. front setback\*\*

**AND**

12-23.19c – front setback must be more than or equal to length of longest side of 2 story house within 60 degrees of front lot line.

12-6.3c 50' min. side setbacks\*\*

12-6.3d 100' min. rear setback

*The next 6 items pertain to the lot in general:*

12-6.3f 10' min. driveway setback

9-10.6 Min. of 2 off-street parking spaces

12-23.4 Max. of 4 garages per lot

14-2.2 Dry Well for leaders/gutters?

12-6.3j Disturbance of slopes > 15% ?  
(Certification if no/slope analysis)

12-6.3i Flood plain or Wetlands?

**DRIVEWAYS, OVER 50':**

12-23.3b 45' min. centerline radius

12-23.3b 12' min. width where straight

12-23.3b 14' min. width on curves

12-23.3c 15% max. change in grade over first 30'  
(including crown of road)

12-23.3c 60 degree min. centerline angle w/street

**DRIVEWAYS OVER 200':**

- 12-23.3a K-turn, 50' deep w/45' min. radius  
**OR** loop, 14' wide w/45' min. radius,  
 Within 200' of principal structure

**12-23.1 Accessory Buildings**

May only be on a lot with principal building-dwelling.  
(See Ordinance #98-1148 for exception)

12-23.1a Max height - same as for principal building  
(see ordinance for farm building exceptions)

12-23.1b 10' Min. setback from principal building  
6' Min. setback from another accessory building

12-23.1c If corner lot – min. setback is that required on adjacent lot

12-23.1d min. side and rear setback are 40' or twice the building  
height, the greater (per 12-23.1g)\*\*\*

12-23.1e Shall not be used as dwelling.

12-23.1f Not permitted in front yard  
(see exceptions for garages, pools, tennis courts. Also see note\*\*\*)

12-23.19a **Maximum Floor Area** , all floors of all buildings (call if lot is under 50,000 SF).  
If lot area is between 50,000 SF to 150,000 SF:  $0.04 \times (\text{lot area of SF} - 50,000 \text{ SF}) + 6,000 \text{ SF} =$   
If lot area is more than 150,000 SF:  $0.03 \times (\text{lot area of SF} - 150,000 \text{ SF}) + 10,000 \text{ SF} =$

- Area of house, 1<sup>st</sup> floor :
- Area of house, 2<sup>nd</sup> floor :
- Area of attached garage :
- Area of detached garage :
- Area of basement if more than 1/2 above grade :
- Area of other detached building :
- Area of other detached building :
- TOTAL FLOOR AREA :

12-23.19b **Maximum Impervious Area** Equals 1.5 x max. floor area of SF =

- Area/Footprint of house, largest floor :
- Footprint/area of detached building or structure :
- Footprint/area of detached building or structure :
- Footprint/area of detached building or structure :
- IMPERVIOUS COVERAGE :
- Additional bonus coverage for driveway
- 14' x principal structure setback :
- TOTAL IMPERVIOUS COVERAGE :

**NOTE: In addition, the applicant is responsible for approvals from other agencies, including but not limited to the NJ DEP (wetlands, flood plain); Health Department; Shade Tree Committee (tree removal permit); and applicability of NJ Storm water Regulations.**

\*\* Some exceptions apply based on pre-existing conditions – refer to Ordinance or inquire.

\*\*\* Shelters for farm type animals must be at least 300’ from the street ROW and 100’ from any property line.

## **LAND DEVELOPMENT CODE – SECTION 12-6**

### **12-6.1 Primary Intended Use.**

This zone district is designed for single family residential use but permits any use as permitted and regulated in R-1 Residence District, including conditional uses pursuant to Section 12-25 limited to the following:

- a. Open Space Residential Development;
- b. Professional Uses;
- c. Institutional Uses;
- d. Public Utilities.
- e. Cellular towers as secondary uses on municipal properties in the R-1A District only. (Ord. No. 581 § 12-6.1; Ord. No. 2001-1260 § 3; Ord. No. 2005-1390 § 1)

### **12-6.2 Prohibited Uses.**

Any use other than those permitted in subsection 12-5.1 is prohibited. (Ord. No. 581 § 12-6.2)

### **12-6.3 Required Conditions.**

The following requirements must be complied with in the R-1A Residence District.

a. *Height.* No building shall exceed a maximum of two and one-half (2 1/2) stories or thirty-five (35) feet in height whichever is the lesser.

b. *Front Yard.* There shall be a front yard of not less than one hundred (100) feet, except that where the existing buildings on the same side of the street and within eight hundred twenty-five (825) feet from each side line, exclusive of streets or private roads, form an irregular setback line, new buildings may conform to the average of such irregular setback lines, provided that no new building may project closer than seventy-five (75) feet to the street or road property line. A less than required setback line, for an existing principal building may be extended laterally along the line, provided that the front yard toward the street property line is not further encroached upon and that the side line requirements are observed.

c. *Side Yards.* There shall be two (2) side yards, and no side yard shall be less than fifty (50) feet. These requirements shall apply for a new building and for an alteration to an existing building. Additions to dwellings with insufficient side yard setbacks, existing on April 21, 1997, shall be

permitted if the dwelling is set back at least thirty (30) feet from the side property line and if the addition is no closer to the side property line than the existing structure.

d. *Rear Yard.* There shall be a rear yard of at least one hundred (100) feet. This requirement shall apply for a new building and for an alteration to an existing building.

e. *Access Corridor.* No lot shall have a street frontage of less than fifty (50) feet. The width of any corridor providing access to a street shall be at least fifty (50) feet at all points.

f. *Driveway Position.* No portion of any driveway hereafter constructed shall be within ten (10) feet of a lot line of an adjacent property.

g. *Minimum Lot Area.* The minimum lot area is one hundred thirty-seven thousand five hundred (137,500) square feet.

h. *Lot Shape.* It must be possible to fit a circle with a diameter of two hundred seventy-five (275) feet completely within the lot.

i. *Building Envelope.* The building envelope shall exclude areas located within flood plains, wetlands and wetland buffers, except as may be approved by the New Jersey Department of Environmental Protection (NJDEP) and no floodplain nor wetlands nor wetland buffers shall be disturbed without the appropriate permits having been issued by the NJDEP.

j. *Surface Disturbance.* Disturbance of land containing slopes over fifteen (15%) percent shall be limited as per the following table, based on ten (10) foot contour intervals, as shown on a grading plan. The ten (10) foot contour intervals utilized to establish these categories should be those which result in the greatest slope, rather than simply using those contours which are multiples of ten (10).

**Maximum Surface Disturbance per Lot  
Shall Not Exceed the Greater of:**

Slope Category	Percent of Category	Square Feet
15 - 24.99%	20%	1,000
25 - 29.99%	None	500
30% or greater	None	250

1. Exemptions. The following are exempt from the above slope disturbance limits:

(a) Septic system repair/alterations: Repairs to malfunctioning septic systems and alterations to septic systems (including the relocation of the field and/or tank and/or other related facilities), on lots which are not subject to a lot development plan for other reasons (such as new buildings, additions, or other significant land disturbance), and which are not for the purpose of expanding in order to accommodate additional bedrooms, subject to the following conditions, to the satisfaction of the Health Department:

(1) Septic system repairs/alterations with no expansion of use (as defined in N.J.A.C. 7:9A), such as to accommodate additional bedrooms; and

(2) The slope area to be disturbed is the minimum amount possible to complete the alteration; and

(3) The design engineer certifies on the plan that there is no practicable alternative for the placement of the system on the property that disturbs no steep slope areas; and

(4) The disturbed area shall be stabilized in accordance with the requirements of the appropriate Soil Conservation District.

(5) The design engineer shall submit photos prior to disturbance and after completion, along with a certification that the limits of disturbance and grading were completed in accordance with the approved plans meeting the above criteria.

(b) Temporary disturbance of land for the installation of underground lines (sewer laterals, water service, other utility lines) servicing existing buildings, subject to the following conditions:

(1) The trench into which the utility line is placed shall be no wider than necessary to comply with the United States Occupational Safety and Health Administration safety standards for excavations, set forth at 29 CFR Part 1926, Subpart P.; and

(2) Temporary disturbance, such as temporary construction clearing or temporary storage of dirt or equipment, shall be the minimum size necessary; and

(3) The activities shall not cause any change in preconstruction elevation of the steep slope area; and

(4) Backfill the uppermost six (6) inches of any excavation with the original topsoil material; and

(5) The disturbed area shall be replanted with indigenous plants;

(6) The disturbed area shall be stabilized in accordance with the requirements of the appropriate Soil Conservation District.

k. *Minimum Floor Area.* Every dwelling hereafter erected shall have a minimum floor area excluding garages of one thousand three hundred fifty (1,350) square feet.

l. *Additional Requirements.* For additional requirements relating to floor area, impervious coverage and front setback modification, see subsection 12-23.19. (Ord. No. 581 § 12-6.3; Ord. No. 93-970; Ord. No. 97-1094 § 2; Ord. No. 2000-1210 §§ 3, 4; Ord. No. 2002-1274 §§ 7, 8; Ord. No. 2009-1508 § 1)