

R-5 Zone - 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):

12-10.1 Single Family Use

12-10.3a Max. height: 2 1/2 story/35'

12-10.3b 30' min. front setback**

12-10.3c 7' min. side setbacks**

12-10.3d 25' min. rear setback

The next 5 items pertain to the lot in general:

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?
(for new buildings/additions over 500 SF)

12-10.3i Disturbance of slopes > 15% ?
(Certification if no/slope analysis)

12-10.3h 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'? – see ordinance.

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 7' min. side and rear setback.

12-23.1e Shall not be used as dwelling.

12-23.1f Not permitted in front yard
(see exceptions for garages, pools, tennis courts)

12-23.19a **Maximum Floor Area**, all floors of all buildings (call if lot is over 20,000 SF):

If lot area is between 0 & 5,000 SF: $0.5 \times (\text{lot area of SF}) = \text{Max Floor Area of:}$
If lot area is between 5,000 & 10,000 SF: $0.14 \times (\text{lot area of SF} - 5,000 \text{ SF}) + 2,500 \text{ SF} =$
If lot area is between 10,000 & 20,000 SF: $0.1 \times (\text{lot area of SF} - 10,000 \text{ SF}) + 3,200 \text{ SF} =$

Area of house, 1st floor :
Area of house, 2nd 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 $1.5 \times \text{max. floor area of SF} =$

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.**

LAND DEVELOPMENT CODE – SECTION 12-10

12-10 R-5 RESIDENCE DISTRICT.

12-10.1 Primary Intended Use.

This zone district is designed for single family residential use but also permits any use as permitted and regulated in the R-1 Residence District, except that conditional uses shall be:

- a. Professional Uses;
 - b. Institutional Uses;
 - c. Public Utilities;
 - d. Single Family Attached Residential Units.
- (Ord. No. 581 § 12-10.1)

12-10.2 Prohibited Uses.

Any use other than those listed in subsection 12-5.1 is prohibited. (Ord. No. 581 § 12-10.2)

12-10.3 Required Conditions.

The following requirements must be complied with in the R-5 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 thirty (30) feet, except that where the existing buildings on the same side of the street and within two hundred (200) 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 twenty (20) feet from the property line. A less than required setback line for an existing principal building may be extended laterally along said 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 seven (7) feet, provided. 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 six (6) 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 twenty-five (25) feet. This requirement shall apply for a new building and for an alteration to an existing building.

e. *Lot Width.* No lot shall have a street frontage of less than fifty (50) feet. The width of the lot shall be at least fifty (50) feet at all points.

f. *Minimum Lot Area.* The minimum lot area is five thousand (5,000) square feet.

g. *Lot Shape.* It must be possible to fit a circle with a diameter of fifty (50) feet completely within the lot.

h. *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.

i. *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

j. *Minimum Floor Area.* Every dwelling hereafter erected shall have a minimum floor area excluding garages of eight hundred (800) square feet.

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. *Additional Requirements.* For additional requirements relating to floor area and impervious coverage, see subsection 12-23.19.

(Ord. No. 581 § 12-10.3; Ord. No. 93-970 § 6; Ord. No. 97-1094 § 6; Ord. No. 2000-1210 §§ 3, 4; Ord. No. 2002-1274 §§ 7, 8; Ord. No. 2009-1508 § 1)

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