Lumberton township since 1860

www.lumbertontwp.com

ZONING PERMIT APPLICATION

Zoning Fee $50.00

This application must be completed in full. The Township of Lumberton cannot be responsible for completing your application.

Please be advised that upon receipt of a "Complete" application, the Zoning Officer has ten (10) days to complete a review of the application. Upon approval by the Zoning Officer the application will be forwarded to the Building Department for review if required. The building office has twenty (20) days to complete their review.

Is this property Residential _____ Commercial _____

1) Block _____ Lot_____ Zone _____

2) Property Owner's Name: _____
Address: _____
Phone: _____ Fax: _____ Contact Person _____

3) Applicants Name: (If different from Property Owner)(Not for Contractor Information)
_____

Address (Location of Work): _____
Phone: _____ Fax: _____

Signature: _____Print Name: _____ Date: _____

4) Contractors Name: _____ Contact Person _____

Address: _____ Phone: _____ Fax: _____

Contractor License No. _____

Signature: _____Print Name: _____ Date: _____

5) Proposed Use & Specific Type of Business: _____
Description of Work:

_____

_____

6) Setbacks: Front Line: _____ Rear Line: _____ Right Side Line: _____Left Side Line: _____

Fences Height (Front Yard) _____ (Side Yard) _____ (Rear Yard) _____

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Building and Lot Coverage Worksheet

This is not a zoning approval.

Block: _____ Lot: _____ Zone: _____

		Acreage	Square feet
1	Lot size (multiply acreage by 43,560 to get square feet)		

Building Coverage		Dimensions	Square feet
Existing			
2	House		
3	Attached garage		
4	Attached deck		
5	Other attached		
6	Total existing building cover (add lines 2 thru 5)		
7	**Total % of existing building cover (line 6 divided by square feet in line 1 then mulitply by 100)**		
Proposed (Identify structure, e.g., addition, deck, attached garage, etc.)			
8			
9			
10			
11	Total proposed Building cover (add lines 8 thru 10)		
12	Total Building Cover in square feet - existing and proposed (add line 6 plus line 11)		
13	**Total % Building cover (line 12 divided by square feet in line 1 then mutilpy by 100)**		
14	**Total % Building coverage permitted (from Planning and Zoning Staff)**		

Lot Coverage		Dimensions	Square feet
Existing			
15	Building cover from line 6		
16	Driveway (including stone)		
17	Sidewalk/patio		
18	Detached garage(s)		
19	Decking not attached to house		
20	Shed(s) or other accessory buildings		
21	Pool, including surrounding concrete deck		
22	Other		
23	Total existing lot cover (add lines 15 thru 22)		
24	**Total % of existing lot cover (line 23 divided by square feet in line 1 then mulitply by 100)**		
Proposed (Identify structure, e.g., patio, drive, pool, shed, garage, etc.)			
25	Building cover from line 11		
26			
27			
28			
29	Total proposed lot cover (add lines 25 thru 28)		
30	Total Lot cover in square feet - existing and proposed (add line 23 plus 29)		
31	**Total % Lot cover (line 30 divided by square feet in line 1 then mulitply by 100)**		
32	**Total % Lot coverage permitted (from Planning and Zoning Staff)**		

Cathy\Forms\Lot-coverage-worksheet.xls rev. 11/8/04

35 Municipal Drive, Lumberton, New Jersey 08048

Phone (609) 267-3217 *Fax (609) 267-5566*

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IMPORTANT INFORMATION FOR APPLICANT:

PLOT OR SITE PLANS

Site Plans (or surveys) submitted with the Zoning Permit application must show all the existing and proposed improvements. Proposed improvements must be specifically described in size and location from property lines and other structures must be indicated. For example, shed, size (by dimensions or square footage) distance from appropriate property lines and its intended use must be stated on the "Description of Work" section.

FENCES

A. Fences and walls shall be located within the property lines and shall not be located in any required sight triangle, nor shall they be located within any public right-of-way or drainage, utility or conservation easement.

B. Fences and walls located between the street line and the required front yard setback line in Residential and Rural Agricultural Districts shall not exceed four feet in height. This regulation applies to all street frontages on corner lots. Fences and walls located in the required front yard setback area shall have open space in the fencing for light and air representing at least 50% of the fence area, except for reverse frontage lots, which shall be permitted to place fencing no closer than 30 feet to the street line on which there is reverse frontage in order to conform with the added lot depth and buffer requirements of this chapter, as set forth in § 130-58B, and such fencing along the buffer plantings shall be limited to a height of six feet.

C. Fences and walls located between the street line and the nearest point of the building in the Historic/Architectural District shall not exceed four feet in height. This regulation applies to all street frontages on corner lots. Fences and walls located within this front yard setback area shall have open space in the fencing for light and air representing at least 50% of the fence area.

D. Fences and walls shall not exceed six feet in height when located more than the setbacks set forth in Subsections B and C above in a Residential, Historic/Architectural or Rural Agricultural Zone.

SHEDS

Prior to the construction or placement of an accessory structure, a zoning permit shall be issued by the Zoning Officer. If shed is over 100 sq ft a Construction Permit is also required.

A. Setback. Any accessory building attached to a principal building is part of the principal building and shall adhere to the yard requirements for the principal building.

B. Height and area. The number of accessory buildings shall not exceed two per lot in Residential and Rural Agricultural Districts, they shall not exceed 18 feet in height and in the aggregate they shall occupy no more than the equivalent of 25% of a required rear yard or 900 square feet, whichever is smaller, except that agricultural and horticultural buildings on farms shall not be bound by these requirements. [Amended 10-4-1993 by Ord. No. 1993-12]

C. Location. An accessory structure or use shall be placed in the side or rear yard only. On a corner lot, it shall be set back from all streets to comply with the actual setback of the principal building.

SWIMMING POOLS

A. Residential pools shall be installed only on lots containing a residence.

B. Swimming pool location, H/A and R-75 Districts.

(1) The swimming pool shall be set back from a side or rear property line a minimum of five feet.
(2) The swimming pool apron, or in the case of an aboveground pool, the outer edge of an elevated walkway, shall be set back a minimum of three feet from a side or rear property line.
(3) Swimming pools shall only be located in a side or rear yard.

C. Swimming pool location, other districts.

(1) The swimming pool shall be set back from a side or rear property line a minimum of 10 feet for lots which are less than one acre in size and a minimum of 15 feet for lots which are one acre or larger in size.
(2) The swimming pool apron, or in the case of an aboveground pool, the outer edge of elevated walkway, shall be set back a minimum of five feet from a side or rear property line.
(3) Swimming pools shall only be located in a side or rear yard except for corner lots. On corner lots, pools may be located in the front yard that does not contain the main entrance to the residence. In this instance, the pool fencing, as required herein, may be located up to half the distance between the face of the residence and the street line. The pool shall be set inside the pool fencing at least four feet from the interior side of such fencing.

D. Required pool setbacks shall be measured from the nearest inside wall of the pool.

E. Swimming pool coverage. The water surface area of a swimming pool shall occupy no more than 20% of the rear yard area and in the case of a corner lot or reverse frontage lot, no more than 20% of the required rear yard for the zoning district.

F. Fencing. Fencing shall be required around all swimming pools in accordance with the Uniform Construction Code and other regulations of Lumberton Township.

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CHECKLIST OF THE SUBMISSION OF A RESIENTIAL ZONING PERMIT

_____ Completed Zoning Permit application, the application shall be completely filled out.

_____ One (1) copy of the survey/plot plan with proposal drawn to scale with the distances marked to the property line and the house (setbacks). Note: The survey must be a true and accurate representation of what currently exists and what is proposed.

_____ One (1) copy of the fence brochure.

_____ Letter from Homeowners Association if required.

_____ Completed Building & Lot Coverage Worksheet.

_____ Brochure/Construction drawings for shed. If shed is over 100 sq ft a Zoning Permit and Construction Permit is required.

_____ Two sets of architectural drawings for additions and new construction.

Applicants should contact this office (609-267-3217 x133) for information on minimum requirements for setback distance.