

ZONING APPLICATION Control # _____ Date Submitted _____

Work Site Address: _____ Blk. _____ Lot _____

Property Owner: _____ Phone #: _____

Owner's Email: _____ Owner's Address _____

Agent/Contractor _____ Agent/Ctr. Address _____

Agent/Contractor Email _____ Agent/Ctr. Phone # _____

Existing Use _____ Proposed Use _____

Brief Description of Work: _____

I hereby certify that the proposed work is authorized by the owner of record and that I am the owner or have been authorized by the owner, to make this application as his/her agent and we agree to conform to all applicable laws of this jurisdiction. I certify that the answers on this Zoning Application are true and complete to the best of my knowledge.

Signature _____ Name(Print) _____ Address _____

My Lot is on a: Corner Parcel _____ Interior Parcel _____ Sq. Footage of Lot Is _____ Zone _____

<u>SETBACKS</u>	<u>EXISTING</u>	<u>PROPOSED:</u>	<u>REQUIRED:</u>
Front Yard	_____	_____	_____
Second Front Yard	_____ (if corner parcel)	_____	_____
Rear Yard	_____	_____	_____
Smallest Side Yard	_____	_____	_____
Side Yard Aggregate	_____	_____	_____
Principal Structure: Building Height	_____	_____	_____

Ground Floor: Existing: _____ Sq. ft. Proposed _____ Sq. Ft. Total of Both _____ Sq. Ft.

*% of Lot Covered by Building Structures (Including roof overhangs, sheds & detached Bldgs) _____ %

(SEE PAGE 2 for calculation worksheet)

**% of Improved Lot Coverage _____ % (Includes Building Structures and everything else i.e. driveways, walkways, decks, patios etc.) (SEE PAGE 2 for calculation worksheet)

A sealed survey, less than 10 years old, MUST be submitted with all applications

NOTE: FOUNDATION LOCATION SURVEY AND ELEVATION HEIGHT MUST BE SUBMITTED PRIOR TO FRAMING

Fencing: Type: _____ Height _____

Proposed Setbacks: Side Yard _____ Rear Yard _____ Front Yard _____

(Minimum six inches inside property line for side & rear yard)

Patio: _____ Sq. Ft. Swimming Pool: In Ground _____ Above Ground _____

Proposed Setbacks: Left Side Yard _____ Right Side Yard _____ Rear Yard _____

WORKSHEET

Description	Existing(SF)	Proposed(SF)	Required	Comments/Notes
Main Dwelling including ALL roofed area WITH overhangs	_____	_____	_____	_____
Accessory Buildings including ALL roofed area with overhangs	_____	_____	_____	_____
*TOTAL BUILDING AREA	_____	_____	_____ (SF)	_____
Accessory Structure POOL including coping	_____	_____	_____ (SF)	_____
Accessory Structure DECK	_____	_____	_____ (SF)	_____
Accessory Structure PATIO	_____	_____	_____ (SF)	_____
Driveway	_____	_____	_____ (SF)	_____
Walkways	_____	_____	_____ (SF)	_____
Equipment i.e AC/Generator/pool equipment etc.	_____	_____	_____ (SF)	_____
Other _____	_____	_____	_____ (SF)	_____
Other _____	_____	_____	_____ (SF)	_____
Other _____	_____	_____	_____ (SF)	_____
**TOTAL IMPROVED AREA Including building area above	_____	_____	_____ (SF)	_____

This application is Approved _____ DENIED _____ Control # _____

Application Fee \$ _____ Received Date _____ Check# _____ Cash _____

Zoning Officer: _____ Date _____

Janet L. Doherty, Zoning Officer

ZONING Attachment 1 - Borough of Florham Park - 250-9. Schedule of Area, Yard and Building Requirements

Amended 5-15-2001 by Ord. No. 7-01; 4-23-2002 by Ord. 7-02; 4-26-2005 by Ord. 17-05; 6-17-08 by Ord. 08-21; 2-15-18 by Ord. 18-2; 5-17-2018 by Ord. No.18-9; 5-17-2018 by Ord. No.18-10; 5-17-2018 by Ord. No. 18-11; 5-17-2018 by Ord. No.18-12

Zone	Principal Building Setbacks										Minimum Habitable Floor Space (square feet)	Minimum Lot Requirements (square feet/acres)			Maximum Building Coverage (%)	Maximum Improved Lot Coverage (%)	Detached Accessory Building Setbacks							
	Interior Lots					Corner Lot						Area (Sq.Ft./acres)	Width (feet)	Depth (feet)			Front (feet)	Street Side (feet)	Rear (feet)	Maximum Height, 15 Feet, 1 Story ¹⁰				
	Front (feet)	Side (feet)	Rear (feet)	40% of lot depth	40% of lot depth	Front (feet)	Street Side (feet)	Inside (feet)	40% of lot depth	Percentage of Lot Width or Feet											Maximum Building Height (feet)	Maximum Building Height (stories)		
R-7	40	10	30	30	40	40	40	10	30	20%	35	2	1,200	7000	60 ¹	115	Notes 8 & 9	35 ³	50	50	10	10	Note 7	
R-15	40	10	40	40	40	40	10	10	40%	20%	35	2	1,200	15,000	100 ¹	150	Notes 8 & 9	30 ³	50	50	10	10	Note 7	
R-25	50	15	40	50	50	50	15	40	24%	35	2	1,500	25,000	125 ¹	150	Notes 8 & 9	30 ³	60	60	15	20	Note 7		
R-44	50	20	50	50	50	50	20	50	28%	35	2	1,800	43,560	140 ¹	160	10 ³	25 ³	60	60	20	20	Note 7		
R-88	50	50	50	50	50	50	50	100	100 feet	35	2	1,800	87,120	140 ¹	160	5 ³	20 ³	50	50	20	20	Note 7		
B-1	20	10	20	20	20	20	10	10	--	35 ²	--	--	--	--	150	--	--	--	Same as for principal building	--	--	--	--	
PB-1	40	20	40	40	40	40	20	40	--	30 ³	--	--	1 acre	150	150	--	15 (1 story) 10 (2 story)	60	--	--	--	--	--	
PB-2	30	15	30	30	30	30	15	30	--	35 ³	--	--	15,000	100	120	20 ⁴	60	--	--	--	--	--	--	
C-1 MF Multifamily Option	100	50	50	100	100	100	50	50	--	--	--	800	40 acres	300	300	15	30	--	--	Same as for principal building	--	--	--	--
C-1 and C-2	150 ⁵	50	50	150 ⁵	100	100	50	50	--	40 ⁶	--	--	5 acres	300	--	35	60	--	--	Same as for principal building	--	--	--	--
C-3	100	75	75	100	100	100	75	75	--	45	--	--	15 acres	300	200	25	50	--	--	Same as for principal building	--	--	--	--
C-4	100	75	75	100	100	100	50	75	--	45	--	--	15 acres	300	200	25	50	--	--	Same as for principal building	--	--	--	--
MF-1 and MF-3	135	25	25	135	135	135	25	25	--	35	--	1,400	5 acres	300	300	25	--	--	--	Same as for principal building	--	--	--	--
MF-2	100	25	25	100	100	100	25	25	--	35	--	850	5 acres	100	300	25	--	--	--	Same as for principal building	--	--	--	--
MF-4	100	20	20	50	50	50	20	20	--	40	--	600	5 acres	100	300	30	--	--	--	Same as for principal building	--	--	--	--
MF-6 ¹¹										55	3		5 acres			30	60							
MF-8 ¹²										55	3		2 acres			30	60							
MF-9 ¹³										45	3		5 acres			30	50							
OSR	50	15	40	50	40	15	40	15	40	--	35	--	--	1 acre	200	200	30	--	--	Same as for principal building	--	--	--	--
OSM	50	15	40	50	40	15	40	15	40	--	35	--	--	1 acre	200	200	30	--	--	Same as for principal building	--	--	--	--

NOTES: ¹ In residence zones R-15, R-25 and R-44, the minimum lot width specified above shall be increased by 25 FT in the case of corner lots

² An office building may be erected to no more than 50 feet in height upon the condition that for each five-foot increase above 35, there shall be an additional three feet of front yard setback

³ In the PB Zone, no building shall have more than two stories.

⁴ In the PB-2 Zone, the maximum building coverage shall be 10% for two-story buildings.

⁵ All lots having frontage on and along both sides of Vreeland Road and Fernwood Road shall have a front yard setback of 100 feet.

⁶ See Borough Ord. No 6-99A.

⁷ The maximum front yard setback shall be within 10 feet of the average front yard setback of all lots or portions of lots within 200 feet of the subject property on the same side of the block. To the extent that this provision conflicts with the minimum front yard setback, the minimum front yard setback requirements shall prevail. For the purposes of this regulation, the front yard setback shall be measured to the façade of the structure that contains the principal entrance or front door to the dwelling

⁹ Per Ord. No 18-2, Section 5-250-14A Amended: Sheds less than 100SF do NOT count towards the Building Coverage. However, they DO count towards Total Improved Lot Coverage.

¹⁰ Per Ord. 17-05 All other references to accessory Bldg. height is repealed.

¹¹ See Sec. 250-140 for additional provisions ¹² See Sec. 250-144 for additional provisions

¹³ See Sec. 250-148 for additional provisions

NOTE: The complete Florham Park Zoning Code can be found at WWW.ECODE.com

Lot Area SF	% Bldg. Coverage	Lot Area SF	% Bldg. Coverage
less than 7,000	20	20,000 to 22,499	14.0
7,000 to 7,999	19.5	22,500 to 24,999	13.5
8,000 to 8,999	19	25,000 to 27,499	13.0
9,000 to 9,999	18.5	27,500 to 29,999	12.5
10,000 to 10,999	18	30,000 to 32,499	12.0
11,000 to 11,999	17.5	32,500 to 34,999	11.5
12,000 to 12,999	17	35,000 to 37,499	11.0
13,000 to 13,999	16.5	37,500 to 39,999	10.5
14,000 to 14,999	16	40,000 to 42,499	10.0
15,000 to 17,499	15.0	42,500 to 44,999	9.5
17,500 to 19,999	14.5	45,000 or greater	9.0

Borough of Florham Park, NJ
Wednesday, July 18, 2018

Chapter 250. Zoning

Article I. General Provisions

§ 250-30.1. Zoning permit fees.

[Added 9-24-2015 by Ord. No. 15-16]

- A. The following fees have been established for the review of a properly filed zoning permit. Note that the fee is due whether the application is approved or denied.

Item	Fee
New residential, single-family dwellings and additions	\$100
Residential alterations (if zoning review is required)	\$50
Commercial/nonresidential applications	\$150
Detached accessory structures such as garages, sheds greater than 100 square feet, pool cabanas and similar structures	\$50
Sheds 100 square feet or less	\$25
Decks, whether attached or detached	\$50
*(If filed for in conjunction with a new residential, single-family dwelling or addition, no fee.)	
A/C condensers, generators, driveways (new or altered), patios, tennis courts, hot tubs, swimming pools, retaining walls, fences (other than temporary required for excavations)	\$25
Temporary signs, not to exceed 30 days with the consent and approval of mayor and council	\$50
Permanent signs	\$25 per sign
Storage containers/pods	See § 250-25E
Charity clothing bins	See § 250-179-13C(2)
Nonresidential change of occupancy certificates, when requested	\$150
Zoning analysis/confirmation letter, per request	\$100

- B. Any item, feature or function not specifically listed and/or described above shall include a permit fee determined by the Zoning Official to match, as closely as possible, a similar type of use and/or based on the extent and nature of the complexity of the matter being reviewed.