

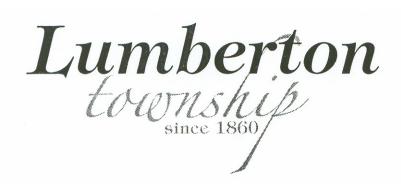
## **ZONING PERMIT APPLICATION**

### **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.

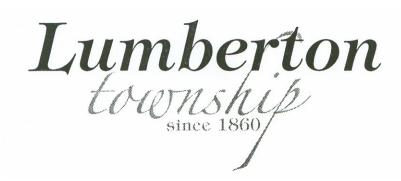
roperty Residential _	Co	mmercial	<del></del>
Block	Lot	Zone	
Address:	ame:		
Phone:	Fax:	Contact Person	
Applicants Name: (	If different from Property O	wner)(Not for Conti	ractor Information)
Address (Location of	of Work):		
Phone:	F	ax:	
Signature:	Print Name:		Date:
Contractors Name:		Contact Person	
Address:	1	Phone:	Fax:
Contractor License	No		
Signature:	Print Name:		Date:
Proposed Use & Spo Description of Work	ecific Type of Business:		
Setbacks: Front Lin	e: Rear Line:	_ Right Side Line: _	Left Side Line
Fences H	Height (Front Yard)	(Side Yard)	(Rear Yard)



# **Building and Lot Coverage Worksheet**

This is not a zoning approval.

	Block:	Lot:		Owner feet			
		CO to get aguero foot)	Acreage	Square feet			
1	1 Lot size (multiply acreage by 43,560 to get square feet)						
Buil	ding Coverage		Dimensions	Square feet			
Exis	ting						
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	e 6 divided by square feet in	line 1 then mulitply by 100)				
Prot	Proposed (Identify structure, e.g., addition, deck, attached garage, etc.)						
8	(iddininy distriction of dispersion	,,	• ,				
9							
10							
11	Total proposed Building cover (ac	ld lines 8 thru 10)					
12	Total Building Cover in square fee	et - existing and propose	d (add line 6 plus line 11)				
二			4.1.				
13	Total % Building cover (line 12 div	ided by square feet in lin	e 1 then mutilpy by 100)				
14	Total % Building coverage perm	nitted (from Planning a	nd Zoning Staff)				
	Coverage		Dimensions	Square feet			
Exis							
15	Building cover from line 6						
16	Driveway (including stone)						
17	Sidewalk/patio						
18	Detached garage(s)						
19 20	Decking not attached to house Shed(s) or other accessory building	nae					
21	Pool, including surrounding concr						
22	Other	oto door					
23	Total existing lot cover (add lines	15 thru 22)					
24	Total % of existing lot cover (line 2		in line 1 then mulitaly by 100)				
$\vdash$							
-	oosed (Identify structure, e.g., pati	o, drive, pool, shed, gara	ge, etc.)				
25	Building cover from line 11						
26							
27			·				
28		05.45 00\					
29	Total proposed lot cover (add line	s 25 thru 28)					
30	Total Lot cover in square feet - ex	disting and proposed (add	d line 23 plus 29)				
31	Total % Lot cover (line 30 divid	ed by square feet in lin	e 1 then mulitply by 100)				
32	Total % Lot coverage permitted	<del>`</del>	ming statt)				
Cathy	Forms\Lot-coverage-worksheet.xls rev. 11/8/04	•					



#### 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.

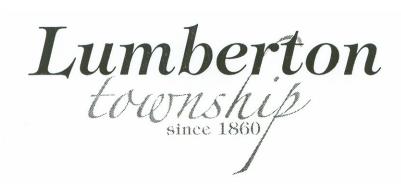
#### **FENCES**

- 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**

<u>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.</u>

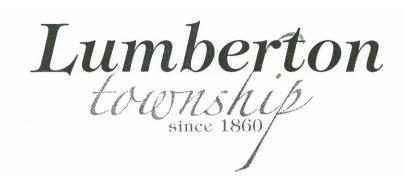
A. Setback. Any accessory building attached to a principal building is part of the principal building and shall adhere to the yard requirements for the principal building.



- 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.



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