



**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)		
<b>Building Coverage</b>		Dimensions	Square feet
<b>Existing</b>			
2	House	_____	_____
3	Attached garage	_____	_____
4	Attached deck	_____	_____
5	Other attached	_____	_____
6	Total existing building cover (add lines 2 thru 5)		<input type="text"/>
7	Total % of existing building cover (line 6 divided by square feet in line 1 then multiply by 100)		<input type="text"/>
<b>Proposed (Identify structure, e.g., addition, deck, attached garage, etc.)</b>			
8	_____	_____	_____
9	_____	_____	_____
10	_____	_____	_____
11	Total proposed Building cover (add lines 8 thru 10)		<input type="text"/>
12	Total Building Cover in square feet - existing and proposed (add line 6 plus line 11)		<input type="text"/>
13	Total % Building cover (line 12 divided by square feet in line 1 then multiply by 100)		<input type="text"/>
14	Total % Building coverage permitted (from Planning and Zoning Staff)		<input type="text"/>
<b>Lot Coverage</b>		Dimensions	Square feet
<b>Existing</b>			
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)		<input type="text"/>
24	Total % of existing lot cover (line 23 divided by square feet in line 1 then multiply by 100)		<input type="text"/>
<b>Proposed (Identify structure, e.g., patio, drive, pool, shed, garage, etc.)</b>			
25	Building cover from line 11	_____	_____
26	_____	_____	_____
27	_____	_____	_____
28	_____	_____	_____
29	Total proposed lot cover (add lines 25 thru 28)		<input type="text"/>
30	Total Lot cover in square feet - existing and proposed (add line 23 plus 29)		<input type="text"/>
31	Total % Lot cover (line 30 divided by square feet in line 1 then multiply by 100)		<input type="text"/>
32	Total % Lot coverage permitted (from Planning and Zoning Staff)		<input type="text"/>

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PO BOX 1860 35 MUNICIPAL DRIVE, LUMBERTON, NJ 08048  
(609)267-3217 (609)267-5566 Fax www.lumbertontwp.com



## **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.

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- 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 RESIDENTIAL 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.