



Building Department
 1 Municipal Place, Emerson, New Jersey 07630
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 www.emersonnj.org zoningofficial@emersonnj.org

Application for ZONING REVIEW (Fee: \$40)

Owner/Applicant _____ Property Address _____ Zone _____ Block _____ Lot _____

IMPORTANT: Property survey required showing all *current* structures (shed, deck, detached garage, driveway, patio, in-ground pool (topographical survey required), as well as proposed *new* construction. Include square foot calculations of new construction, as well as front, side and rear setback measurements where applicable.

Signature (Owner/Applicant/Architect/Contractor) _____ Phone: _____

CHECK ALL ITEMS THAT APPLY: _____ Email: _____

- ___ New Construction: Single Family Home _____ Commercial _____ Other _____
- ___ Add-a-Level _____ Dormer _____
- ___ Addition: Front _____ Rear _____ Side _____ 2nd Story _____ (complete zoning table on reverse)
- ___ Steps: (Front _____ Rear _____ Side _____)
- ___ Deck _____
- ___ Patio _____
- ___ Pool: Above-Ground _____ In-Ground* _____ Semi In-Ground* _____ (*Soil permit required)
- ___ Porch _____ Portico _____
- ___ Hot Tub _____ Portable Spa _____
- ___ Garage _____ Car Port _____
- ___ Generator (specify location, provide setback measurements & clearance requirements- *see handout)
- ___ Shed: (Size _____ ft x _____ ft Height: _____ ft) *Only one shed permitted -- Max. 144 sq. ft.
- ___ Retaining Wall: (Specify Max. Height _____ NOTE: if higher than 48" at any point, a UCC permit is required)
- ___ Signs & Awnings: (permanent _____ temporary _____ banner _____)
- ___ Fence: (Maximum Height: Rear Yard: 6 Ft; Front Yard: 3 Ft
 (Specify: height _____ style _____ material _____ (pool on property? Yes _____ No _____))
- ___ Driveway: (If cutting curb, contact DPW *prior* to pouring concrete 201-262-8199)
 *Max. width: 22 ft. - show existing or proposed width; driveways may not be located closer than 3 ft. from property line
 (If cutting curb, contact DPW *prior* to pouring concrete 201-262-8199)
- ___ Central AC: (Specify condenser location: *Note: equipment not permitted on façade or in front yard)
- ___ Commercial Space (Requires Letter of Intent & Valid Driver's License): Purchase _____ Lease _____ Rent _____
- ___ Other: _____

COMMENTS: _____

IMPORTANT! Rubbish-Construction containers require a permit before placement on property (\$25).
 Note: The DPW is not responsible for the removal of any construction related debris.

ZONING OFFICIAL USE ONLY

Approved	Denied	Ordinance	Section



ZONING TABLE

PROPERTY OWNER & ADDRESS:

ZONING CONDITIONS	REQUIRED	EXISTING	PROPOSED	VARIANCE(S) REQUIRED
FRONT YARD SETBACK				
AVERAGE FRONT YARD SETBACK - If required* <i>(*Average of residences within 200 feet of the lot in question within the intersecting street)</i>				
REAR YARD SETBACK				
SIDE YARD SETBACKS				
INTERIOR SIDE YARD (Measure Each for Inside Lot)				
STREET SIDE YARD (If Corner Property)				
TOTAL COMBINED SIDE YARDS				
BUILDING HEIGHT				
MINIMUM LOT AREA (Sq. Ft.)				
MINIMUM LOT WIDTH (Ft.)				
MAXIMUM COVERAGE FOR ALL STRUCTURES (Sq. Ft. & % - Include shed, detached garage, deck)				
IMPERVIOUS COVERAGE (Sq. Ft. & % of Total Lot) (Driveway, Walkway, Patio, Pool Decking)				

ZONING
200 Attachment 2

Borough of Essexon
Schedule 1: Lot, Yard, Height and Setback Requirements(a)
[Amended 1-31-1977 by Ord. No. 672; 6-4-1991 by Ord. No. 988; 9-25-2001 by Ord. No. 1184; 3-19-2002 by Ord. No. 1197; 4-23-2002 by Ord. No. 1200; 7-11-2006 by Ord. No. 1305; 5-20-2014 by Ord. No. 1478]

Zone District	Primary Use	Height Limit	Stories	feet	Maximum Lot Area (square feet)	Minimum Lot Depth (feet)	Minimum Lot Width (feet)	Minimum Yard Requirements				Maximum Building Coverage for all Structures	Maximum Impervious Coverage	Maximum m Floor Area Ratio	Maximum Open Space Ratio	Property Size Test Based on minimum lot sizes, all lot coverages are less than or equal to available envelope area (b) Envelope Coverage			
								Front	Rear	Side									
								Each	Both										
R-22.5	Single-family residence	2 1/2	35	22,500	N/A	N/A	150	35	35	20	40	25%	15%	N/A	N/A	8,800	5,625		
	Interior lot							35	35	(b)	55	25%	15%	N/A	N/A	7,800	5,625		
	Corner lot							35	35			25%	15%	N/A	N/A				
R-10	Single-family residence	2 1/2	32	10,800	N/A	N/A	100	25(b)	35	15	35	25%	15%	N/A	N/A	2,600	2,500		
	Interior lot							25(b)	35	(f)	40	25%	15%	N/A	N/A	3,400	3,125		
R-7.5	Single-family residence	2 1/2	32	7,500	N/A	N/A	75	20(b)	35	8	20	30%	15%	N/A	N/A	2,475	2,250		
	Interior lot							20(b)	35	(m)	30	28%	15%	N/A	N/A	2,835	2,380		
	Corner lot							20(b)	35										
ML-10(a)	Single-family residence	2 1/2	32	10,000	N/A	N/A	100	25(b)	35	15	35	25%	15%	N/A	N/A	2,600	2,500		
	Interior lot							25(b)	35	(f)	40	25%	15%	N/A	N/A	3,400	3,125		
CBD-10	Retail	3	40(f)	10,000(g)	N/A	60	75	(f)	15	0	0	85	90	N/A	N/A	N/A	N/A		
	Commercial							(f)	10	10	20(f)	85	90	N/A	N/A	N/A	N/A		
CBD-15	Retail	3	40(f)	15,000(g)	75(f)	120	150	(f)	10	10	20(f)	(f)	(f)	(f)	(f)	N/A	N/A		
	Commercial							(f)	10	10	20(f)	(f)	(f)	(f)	(f)	(f)	(f)	(f)	(f)
L8	Commercial without industrial	2 1/2	35	40,000	N/A	N/A	50	(d)	(d)	(d)	(d)	(d)	(d)	(d)	(d)	N/A	N/A		
	Industrial							(d)	(d)	(d)	(d)	(d)	(d)	(d)	(d)	(d)	(d)	(d)	(d)
RC	Retail commercial	2 1/2	35	5,000	N/A	N/A	50	20(b)	30	(e)	(e)	35%	N/A	N/A	N/A	N/A	N/A		
	Industrial manufacturing							20(b)	30	(e)	(e)	35%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
M4	Single-family and two-family residence	2 1/2	35	15,000	N/A	N/A	100	25(f)	40	(e)	(e)	(e)	(e)	(e)	(e)	(e)	(e)		
	Industrial manufacturing							25(f)	40	(e)	(e)	(e)	(e)	(e)	(e)	(e)	(e)	(e)	(e)
RB	Single-family residence	2 1/2	35	10,000(g)	N/A	N/A	100	20(b)	35	(e)	(e)	25%	15%	N/A	N/A	N/A	N/A		
	Interior lot							20(b)	35	(e)	(e)	25%	15%	N/A	N/A	N/A	N/A	N/A	N/A
	Corner lot							11,000(g)	N/A	125	100	20(b)	35	(e)	(e)	25%	15%	N/A	N/A

NOTES:

- (a) The maximum height of accessory structures shall be 15 feet.
- (b) On the average setback of residences within 200 feet of the lot in question within the intersecting street. The residence shall not be less than noted (average not less than the average of the residences within the stated distance.
- (c) None required, except if abutting a residence zone, then 1.5 times the side yard required in the residence zone. If a side yard is provided and it is not abutting a residence zone, the side yard shall be at least six feet. However, access to the rear yard, at least 15 feet wide, must be provided, either as a side yard, as measured from an adjoining yard having access to the street, or a drive from a side street.
- (d) For LB uses, the following development standards shall apply:

Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Minimum		Height (feet)
			OSR ¹	OSR ²	
50	50	20% lot width	0.35	0.30	20
50	50	30% lot width	0.50	0.30	35

Measured on horizontal plane.
 No this yard shall be less than 1.5 feet for both sides or seven feet for any one side.
 Including accessory structures.
 Access provided under OSR, open space ratio, may not be used for parking or structures. If any be used for driveways, signs or front, rear and side yards.
 FAR, floor area ratio, is defined as the ratio of total floor area to total lot area.
 OSR, open space ratio, is defined as the ratio of the cross-sectional area of the structure or structures, measured on a horizontal plane at finished grade level, to total lot area.

(e) Open steps and eave overhangs may encroach on the front yard, but not on the rear yard or side yard.
 (f) In the R1, R2, R3 and DM Zones, except as may be required in the following table, the following shall be the minimum setbacks measured from the center line of the street to any open doors on the structure or to the nearest projection of any portion of the structure within nine feet zero inches of ground level.

Zone	Minimum Setback	
	On County Road	On Borough Street
RC	34	30
L5	75	35
NM	85	60

- (g) If on one side of a street within a given block within any district of the Borough of Princeton there is a pronounced uniformity or alignment of the fronts of existing buildings and of depths of front yards greater than or less than the depths of front yard requirements as hereinbefore specified, a front yard shall be required in conjunction with any construction, which front yard shall conform as nearly as possible to those provided for existing buildings in that block, except that no front yard shall be in excess of 25% of the lot depth, excluding encroachments to the existing nonconforming.
- (h) When a lot in a nonresidential zone abuts a lot in a residential zone, there shall be provided in the nonresidential zone along such abutting line a forty-foot yard, and a five-foot-high hedge or wall shall be provided and maintained on the nonresidential lot along such abutting line back on the building setback line. Twenty feet of such yard closest to the residential zone shall not be used for parking, driveways or alleys.
- (i) The minimum lot width shall be measured at the property line and shall be maintained for an additional 40 feet toward the rear line of the lot. Building lots on a cul-de-sac shall have at least 85% of the minimum lot width of the property line, as measured by a straight line between the two points made by the intersection of the side lot lines with the property line, and the minimum lot width of the setback line also as measured by the straight-line distance.
- (j) When a single-family residence is constructed in the R3 Zone, the lot area and lot width requirements of the R-7.2 Zone shall apply.
- (k) Side street: 33 feet.
- (l) Interior lot: 29 feet.
- (m) Side street: 25 feet.
- (n) Interior lot: 13 feet.
- (o) Side street: 22 feet.
- (p) Interior lot: 21 feet.
- (q) For additional requirements pertaining to the OSC and PCID Zones, see §§ 290-22 and 290-62, respectively.
- (r) For alternate development regulations for the M1-D Single-Family Zone, see § 290-17.1.
- (s) Notwithstanding the foregoing, the width of the dwelling shall never exceed 75% of the existing lot width.
- (t) Provided that, where an abutment block is to be developed pursuant to the Redevelopment Plan, the minimum lot area shall coincide with the block as depicted on that map.
- (u) Additional height is permitted in accordance with § 290-70A(3) of the article.
- (v) Corner parcels with side-of-way located on three sides may reduce the required depth by 55% and reduced side yards of five feet for each yard.
- (w) For CBD-10 and CBD-15 uses, the following front yard development standards shall apply:

Zone	Minimum Front Yard	
	From Kandelkamecki Road	From Other Streets
CBD-10	10	5
CBD-15	15	N/A

The accordance with the structure requirements set forth in § 290-70B(1) of the article.
 In accordance with the structure requirements set forth in § 290-70B(2) of the article.