

Cedar Grove Zoning Application
Permit and Certificate of Compliance

File Date: _____

Permit #: _____ Fee \$ 25.00

APPLICATION

The undersigned seeks a permit for property located in the _____ Zone on Block _____

Lot _____ located at _____ Please describe the proposed work to be performed

and/or the occupancy requested: _____

Applicant's Signature

Applicant's Name (Print)

App's Phone #

If applicant is not the property owner for whom this permit is being taken out for please provide homeowners name, address and phone number: _____

Name of Contractor

NJ State Contractor Reg #

Phone #

To the best of your knowledge has any variances ever been granted on this property? _____

**This application must be accompanied by a property survey which shows the proposed improvements with all applicable dimensions in accordance with the indicated scale. This survey shall reflect all structures that currently exist such as patio, deck, walkway, driveways, sheds, swimming pool, addition, ect...
(A copy of the original survey is acceptable but is shall not be reduced, faxed or enlarged in size.)**

Any information lacking shall result in the delay of processing your application.

Permit: (Official Use Only)

The undersigned has reviewed the above application and all supporting documentation. The application either conforms to or violates the Township of Cedar Grove Zoning Code. See below. If application is being submitted as a result of a variance please indicate Case # _____

Approved: _____

Denied: _____

Date: _____

Zoning Officer

Remark: _____

Certification

The work or operation associated with this permit has been inspected and is hereby completed in conformity with this permit.

Date: _____

Zoning Officer: _____

ZONING

Cedar Grove Township Zoning Ordinance Schedule of Requirements [Amended 5-15-2006 by Ord. No. 06-647]

Zone District	Minimum Lot Size			Maximum Lot Coverage (percent)		Maximum Floor/Lot Ratio	Maximum Building Height		Principal Building Minimum Yard Setbacks (feet)				Accessory Building Minimum Setbacks (feet)	
	Area (square feet)	Lot Width (feet)	Frontage (feet)	Principal Building	Total Lot Coverage		Stories Above Grade	Height (feet)	Front Yard	Side Yard	Combined Side Yards	Rear Yard	Side Lot Line	Rear Lot Line
R-5A	5 acres	250	125	4	7	N/A	2½	35	75	50	125	100	25	25
R-40	40,000	175	85	10	18	N/A	2½	35	50	30	75	50	20	20
R-30	30,000	150	75	12	20	N/A	2½	35	45	25	60	45	15	15
R-18	18,000	125	60	16	26	N/A	2½	35	45	17	40	45	10	9
R-15	15,000	100	50	16	26	N/A	2½	35	40	15	35	40	10	8
R-10	10,000	80	50	20	32	N/A	2½	35	35	12	25	35	8	6
R-8	8,000	65	50	20	32	N/A	2½	35	35	8	20	35	6	4
MF	3 acres	200	200	20	40	N/A	2½	35	75	50	100	50	25	25
SL/C	3 acres	200	200	20	40	0.30	2½	35	75	50	100	50	25	25
SL/C-PRC	10 acres	250	250	25	50	N/A	2½	35¹	50	50	100	50	25	25
O	1 acre	175	175	20	60	0.30	2½	35	40	35	70	50	15	15
B	N	N	N	20	75	0.40	2½	35	8²	5³	10	10	6	4
RC	N	N	N	20	60	0.30	2½	35	25	8⁴	18	10⁴	6	4
M-1	30,000	150	150	40	60	0.60	2½	35	20	10	20	20	10	10
M-2	70,000	200	200	40	60	0.60	2½	35	35	25	50	35	20	20
GF	N	N	N	N	N	N	N	N	N	N	N	N	N	N

Notes:

N = No restriction. N/A = Not applicable.

- Corner lots are required to have minimum lot areas and lot widths equal to 110% of the values set forth in the Schedule of Requirements table and in addition, are required to have a side yard on the street side in conformity with the front yard requirements of the zone in which they are located.
- Minimum front yard setback requirements for all one-family residential zoning districts are subject to special provisions applicable to infill development and redevelopment.
- "Floor/lot ratio" differs from "floor area ratio" (see definitions and sample calculations attached herewith). No floor area ratio (FAR) standards apply in any zoning district. Any floor/lot ratio standard shall be considered as a bulk standard, only.

Footnotes:

- (1) If parking is provided underneath a principal building, its maximum height allowance shall be 44 feet (with height being measured from the average elevation of the pre-construction grade) and no limitation shall apply to the number of stories.
- (2) This standard is both a minimum and a maximum allowable setback requirement. (See exception for existing principal buildings, § 268-28D(1)(a)).
- (3) When adjacent to any residential zone, the minimum side yard setback shall be 10 feet except that where any side yard is used to provide access to off-street parking, such side yard shall not be less than 12 feet.
- (4) Twenty-five feet where adjacent to a residential zone.