



Please fill out this form for all permits involving New Single-Family Dwellings

ADDRESS \_\_\_\_\_

ZONING DISTRICT \_\_\_\_\_

TOTAL LOT AREA = WIDTH \_\_\_\_\_ X LENGTH \_\_\_\_\_ = \_\_\_\_\_ Sq.Ft.

**ZONING SETBACKS**

	Required	Proposed
FRONT YARD SETBACK	_____ Ft.	_____ Ft.
INTERIOR SIDE YARD SETBACK	_____ Ft.	_____ Ft.
INTERIOR/CORNER SIDE YARD SETBACK (Please circle one)	_____ Ft.	_____ Ft.
REAR YARD SETBACK	_____ Ft.	_____ Ft.
<u>DISTANCE BETWEEN HOUSE AND ACCESSORY BLDG.</u>	Minimum 15 Ft.	_____ Ft.

**ZONING CALCULATION INSTRUCTIONS**

	Permitted	Proposed Total
60% TOTAL LOT COVERAGE (Lot area)	_____ X .60 = _____ Sq.Ft.	_____ Sq.Ft.
35% BUILDING COVERAGE (Lot area)	_____ X .35 = _____ Sq.Ft.	_____ Sq.Ft.
50% FRONT YARD COVERAGE (Front yard)	_____ X .50 = _____ Sq.Ft.	_____ Sq.Ft.
30% REAR YARD BLDG. COV. (Rear yard)	_____ X .30 = _____ Sq.Ft.	_____ Sq.Ft.
70% F.A.R. (Lot area)	_____ X .70 = _____ Sq.Ft.	_____ Sq.Ft.

**AREA CALCULATIONS**

	Proposed	Proposed
A. CELLAR OR BASEMENT	_____ Sq.Ft.	E. DRIVEWAY/APRON _____ Sq.Ft.
B. 1ST FLOOR	_____ Sq.Ft.	F. SIDEWALK _____ Sq.Ft.
C. 2ND FLOOR	_____ Sq.Ft.	G. PATIO/OTHER IMPERVIOUS SURF. _____ Sq.Ft.
D. ACCESSORY BUILDINGS	_____ Sq.Ft.	

**TOTAL SQUARE FOOTAGE FOR PERMIT FEE CALCULATION**

BASEMENT OR CELLAR + B + C + D + HABITABLE ATTIC = \_\_\_\_\_ Sq.Ft.

	Permitted	Proposed
<u>HOUSE HEIGHT</u> (Measured from top of street curb)	Maximum 35 Ft.	_____ Ft.
<u>FINISHED FIRST FLOOR HEIGHT</u> (Measured from top of street curb)	Maximum 3 Ft.	_____ Ft.

VARIATION REQUIRED                      No                      Yes  
For \_\_\_\_\_

*The undersigned hereby acknowledges the accuracy of the above information and accepts full responsibility for any discrepancies or inaccuracies.*



\_\_\_\_\_  
Licensed Architect Signature & Stamp

\_\_\_\_\_  
Date

**TO DETERMINE MAXIMUM PERMISSIBLE SQUARE FOOTAGE AMOUNTS**

- Total Lot Coverage *Area of the Lot x Maximum Permissible Amount*
- Total Building Coverage *Area of the Lot x Maximum Permissible Amount*
- Front Yard Coverage *Area of the Front Yard x Maximum Permissible Amount*
- Rear Yard Building Coverage *Area of the Rear Yard x Maximum Permissible Amount*

**ZONING CALCULATION INSTRUCTIONS**

- 60% TOTAL LOT COVERAGE** > Add B + D + E + F +G = \_\_\_\_\_ Sq.Ft.
- 35% BUILDING COVERAGE** > Add B + D = \_\_\_\_\_ Sq.Ft.
- 50% FRONT YARD COVERAGE** > Add E + Front Yard Portion of F = \_\_\_\_\_ Sq.Ft.
- 30% REAR YARD BUILDING COVERAGE** > D = \_\_\_\_\_ Sq.Ft.
- 70% F.A.R.** > Add B + C + D = \_\_\_\_\_ Sq.Ft.

**TO CALCULATE REQUIRED FRONT YARD SETBACK**

The required minimum front yard setback is 25 feet, or in line with the average of 40% of the existing homes on the block adjacent to the subject property, whichever is greater.

**IMPERVIOUS SURFACE**

This is the area of the lot which does not allow water to be absorbed so it may percolate into deeper ground. Impervious surfaces include the footprint of a home, Portland cement concrete, bituminous concrete, composed of stone or gravel, or any other surface that allows little or no water penetration.

**TOTAL LOT COVERAGE**

This is the part or percent of the lot occupied by buildings or structures, including accessory buildings or structures, and any other impervious surface.

*Total Lot Coverage Allowance:* the numerical value obtained by dividing the Lot Coverage by the Area of the Lot.

**Maximum Permissible Total Lot Coverage: 60%**

**BUILDING COVERAGE**

This is the area of the lot that is covered by the footprint of a principal building and any structure under a roof, including accessory buildings or structures, measured at grade, from the exterior faces of the exterior walls, but excluding decks, and terraces.

*Building Coverage Allowance:* the numerical value obtained by dividing the Building Coverage by the Area of the Lot.

**Maximum Permissible Building Coverage: 35%**



## **FRONT YARD COVERAGE**

This is the area of the front yard that is covered with impervious surface.

*Front Yard Coverage Allowance:* the numerical value obtained by dividing the Front Yard Coverage by the area of the front yard.

***Maximum Permissible Front Yard Coverage: 50%***

## **REAR YARD BUILDING COVERAGE**

This is the area of the rear yard that is covered by an accessory building(s).

*Rear Yard Building Coverage Allowance:* the numerical value obtained by dividing the Rear Yard Coverage by the area of the rear yard.

***Maximum Permissible Rear Yard Coverage: 30%***

## **TOTAL FLOOR AREA – For Determining Floor Area Ratio**

This is the sum of the gross horizontal areas of all floors of a building or of such an area devoted to a specific use, measured from the exterior face of exterior walls.

### **Floor Area will include:**

Interior features such as hallways, stairs, closets, elevator shafts, interior balconies, mezzanines, and enclosed porches. In all residential buildings, any space that has a floor to ceiling height of more than 14 feet, and any fraction thereof, shall be treated as a separate floor and will be counted twice when calculating floor area.

### **Floor Area will not include:**

The first 250 square feet or 50% of the floor area of a garage, whichever is less.

The first 100 square feet of the area of a shed.

Total cellar square footage.

Total attic space square footage.

Chimneys that extend from the building exterior by two (2) feet or less.

## **FLOOR AREA RATIO (F.A.R.)**

This is the numerical value obtained by dividing the “floor area” within a building or buildings on a lot by the area of such lot. The floor area ratio requirement as designated for each district when multiplied by the lot area in square feet shall determine the maximum permissible “floor area” for the building or buildings on the lot.

### ***Maximum Permissible F.A.R.***

*For all residential properties. 70%*

## **FINISHED FIRST FLOOR HEIGHT**

This is the height of the first finished floor measured from the top of the street curb.

***Maximum Permissible Finished Floor Height: 3 feet above top of curb***

