BOROUGH OF ALLENDALE
Zoning Office
500 W. Crescent Ave
Allendale, NJ 07401
201-818-4400 x201
FAX: 201-825-1913

Borough of Allendale Zoning Review Application

Date Data Package Received by Building Dept: _____

Applicant Name: _____

Property Address: _____

Block: _____ Lot: _____ Zone Designation: _____

Brief description of the proposed work: _____

_____

Is this a corner property?: _____

Applicant's Phone: _____ Fax: _____

Architect's Name: _____

Architect's Phone: _____ Fax: _____

The zoning review fee is $100.00 payable upon submission of the zoning review request

Date fee paid: _____ **Check #** _____
(This fee is not required when applying for a complete building permit application review)

The following must be furnished as part of this review request:

- Property survey that clearly shows *existing* and *proposed* new structure locations
- Completely filled out zoning review data table
- Drawings for the structure must show plan and elevation views with dimensions
- All applications for permits to install a tennis court or basketball court shall be made to the Construction Code Official and shall include a detailed plot plan of the entire property showing existing buildings and the proposed court, drawn to scale, with pertinent dimensions and grade elevations shown in figures at the court, building and property lines.
- ***All plans shall be signed*** by the owner or his agent or a duly licensed engineer, registered architect or land surveyor of New Jersey. Prior to the issuance of any building permit for installation of a tennis court, the Construction Code Official shall be satisfied that there has been full compliance with all of the requirements pertaining to building permits.
- A topographical map (two-foot contours) before & after the proposed work showing storm drainage provisions for the site ***may*** be required if substantial soil movement is involved in the project. (Any soil movement in excess of 50 cubic yards requires soil movement permits and engineering plans before construction permits are issued.) Existing and proposed contours, referred to United States Coast and Geodetic Survey datum, with a contour interval of two feet for slopes of less than 10% and an interval of

five feet for slopes of more than 10%. Existing contours are to be indicated by dashed lines and proposed contours are to be indicated by solid lines.

***Please Note: **If your application is denied, you have 20 days from date of denial to submit to the Board of Adjustments.**

Some definitions for zoning review data

Article XII, Impervious Surface Coverage, Side Yard Setbacks and Building Coverage {Added 5-13-1999}
§ 270-61. Definitions
As used in this chapter, the following terms shall have the meanings indicated:
ALLOWABLE COVERAGE -- The percentage of the lot area that may be covered by building structures or impervious surfaces.
BUILDING COVERAGE -- Land areas covered by buildings or other structures. These areas shall include residences, garage, sheds, porches, decks, cabanas and buildings or other structures with roofed areas.
FLOOR AREA RATIO -- The percentage of the lot are that limits the overall gross building floor area .
GROSS BUILDING AREA -- Is defined as the gross building floor area (GBA) of the building on the property. The gross building area shall include all enclosed floor areas on all floors for residences, accessory buildings or garages. The gross building area shall not include porches, unfinished attics, basements, decks or patios.
IMPERVIOUS COVERAGE -- Land surface areas that do not allow rainwater to be directly absorbed by the ground. These surfaces shall include:
A. Building coverage **B.** Driveways or other paved areas **C.** Patios and walkways **D.** Tennis courts **E.** Water surface area of swimming pools **F.** Decks which do no allow free drainage of rainwater through to the ground underneath.
LOT AREA -- The actual land area of the property, including easements or rights-of-way.
NONIMPERVIOUS COVERAGE -- Includes:
A. Gravel or loose areas that allow water to pass through to the ground below.
B. Fences, playground equipment, arbors or outdoor furniture.
SIDE YARD SETBACK -- The minimum dimension between a building or structure and the side property line. Refer to the Setback Data Table for details on how to determine the required minimum setback distances.
§ 270-62. Impervious surfaces -- The maximum allowable coverage for the combined building and impervious surface area for single-family residential lots shall be determined as follows:
A. For lots less than 10,000 square feet in area, the maximum allowable impervious coverage shall be 55% of the lot area.
B. For lots over 40,000 square feet in area, the maximum allowable impervious coverage shall be 27.5% of the lot area.
C. For lots with areas between 10,000 and 40,000 square feet, the maximum percentage of allowable impervious coverage shall be equal to 55 divided by the square root of the lot area.
§ 270-63. Floor Area Ratio
A. The floor area ratio (FAR) is determined as follows:
(1) For lots with less than 10,000 square feet, the FAR shall be 25% of the lot area.
(2) For lots with more than 40,000 square feet, the FAR shall be 19% of lot area.
(3) For lots between 10,000 and 40,000 square feet, the FAR percentage shall be computed as follows: FAR=25-.0002 time (lot area - 10,000).
B. The gross building area of a residential lot shall not exceed the percentage of the lot area which is equal to the floor area ratio (FAR) as determined herein.

NOTE: The information presented in this document has been excerpted from the Allendale Borough Ordinance, Section 270, and is believed to be accurate. This digested information is not a legal document and is provided only as a summary guide to interested to interested parties. This information is subject to change. For specific details and additional information please refer to the official code. You can access the code at www.gerneralcode.com and follow the E-code links to the Allendale, NJ ordinances.

Borough of Allendale Zoning Review Data Table

Proper zoning review requires the completion of the data sheet as well as drawings showing the layout on the sire and the elevation view of any proposed structure.

Name & Phone number of person filling out the below table:_____
Is this a corner property:_____

	PARAMETER	EXISTING	APPLICABLE MAX/MIN.REQ'D OR ALLOWED	PROPOSED
(A)	Lot Area (sq Feet)			
(B)	Building Coverage (Sq Feet)			
(C)	Other Impervious Coverage (Sq Feet)			
(D)	Total Coverage (B+C) (Sq Feet)			
(E)	Gross Building Floor Area (sq Feet)(GBA)			
(F)	Floor Area Ratio (%)			
(G)	Minimum Side Yard Setbacks (Consult Table)***	Right / Left	Right / Left	Right / Left
(H)	Minimum Rear Yard Setbacks (ft)			
(I)	Minimum Front Yard Setbacks (ft)			
(J)	Minimum Lot Width (ft)			
(K)	Height of proposed structure (ft)			

(All three columns are to be completed---areas in square feet, setbacks in feet, F.A.R)

*** You must use the values as determined from the Residential Zone Side Yard Setback Table
(A) **Lot Area** -- This is the actual square footage of the lot.
(B) **Building Coverage** -- This is square footage of the land area covered by buildings or other structures with roofed areas.

- Residences
- Garages, Sheds, Porches
- Decks, Cabanas, etc.

(C) **Other Impervious Coverage** -- This is the square footage of all other impervious surfaces other than that created by Building Coverage.

- Driveways and other paved areas
- Patios & walkways, tennis * basketball courts, areas with interlocking "paver" stones, etc.
- Surface area of swimming pools, decks which do not allow free drainage of rainwater through to the ground underneath.

(D) **Total Coverage** -- The sum of B and C is, in fact, the total impervious surface area. The maximum is determined using the formulas under 270-62. This value should be inserted into the center column of row D in the above chart.
(E) **Gross Building Floor Area** -- The square footage of all enclosed floor areas of buildings on the property.

- Residences - all floors *excluding* open porches, unfinished attics, basements, decks or patios
- Garages and accessory buildings (sheds, etc.)

(F) **Floor Area Ration (F.A.R.) --** Allowable F.A.R. is defined by the Code. Calculate existing and proposed by dividing existing and proposed gross building floor area, respectively, by lot size.

Residential Zone Side Yard Setbacks Table

Gross building area (GBA) is the square footage of all enclosed floor areas for all buildings on the property -- residences, accessory buildings and garages. It does not include open porches, unfinished attics, basements, decks or patios. Use this table, which summarizes the information in the Borough zoning ordinance (270-64) to determine the setback requirements that will result from any proposed work on your property.

Gross Building Area (GBA)	Zone AAA	Zone AA	Zone A	Zone B
GBA ≤ 3000 Sq Ft	25 ft			
3000 < GBA < 5000 Sq ft	.008 x GBA			
GBA ≥ 5000 Sq ft	40 ft			
GBA ≤ 2800 Sq Ft		20 ft		
2800 < GBA < 5600 Sq ft		.007 x GBA		
GBA ≥ 5600 Sq ft		40 ft		
GBA ≤ 2400 Sq Ft			15 ft	
2400 < GBA < 6600 Sq ft			.006 x GBA	
GBA ≥ 6600 Sq ft			40 ft	
GBA ≤ 2000 Sq Ft				10 ft
2000 < GBA < 7800 Sq ft				.005 x GBA
GBA ≥ 7800 Sq ft				40 ft

Note: The expression "GBA ≥ X" is read "GBA is greater than or equal to X". Similarly, "GBA ≤ X" is read " GBA less than or equal to X". GBA > X is read "GBA greater than X". GBA < X is read "GBA less than X". X<GBA<Y is read "GBA greater than X and less Than Y."

Lot Size and Building Line Setback Requirements

	Zone AAA	Zone AA	Zone A	1 Family B-1 2 Family B-2
• MIN Lot Size (sf)	40000	26000	20000	10000 12500
• WIDTH in feet	120	130	115	B-1 100 B-2 115
• FRONT SETBACK	50	40	35	30
• SIDE YARDS	See GBA table	See GBA table	See GBA table	See GBA table
•				
• REAR YARD	50	50	50	25

NOTE: The information presented in this document has been excerpted from the Allendale Borough Ordinance, Section 270 and is believed to be accurate. In all cases, the Allendale Ordinances prevail.