

# Borough of Butler

One Ace Road, Butler, New Jersey 07405

973-838-7200 x224 Zoning@ButlerBorough.com



# APPLICATION ZONING PERMIT

Survey must accompany ALL Applications for a Zoning Permit.

Block \_\_\_\_\_ Lot \_\_\_\_\_ Street Address \_\_\_\_\_

### APPLICANT

Name: \_\_\_\_\_ Name of Business \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

*Required. Please print clearly*

<i>Check all that apply</i>	<i>Fees</i>	<i>Description (additional space on second page)</i>	<i>Dimensions</i>
<b>Residential</b>			
<input type="checkbox"/> New Single Family House	<b>\$50</b>		Length_____ Width_____
<input type="checkbox"/> New Two Family House	<b>\$50</b>		Height_____ # Stories_____
			Lot Area_____ Lot Coverage_____%
<input type="checkbox"/> Addition / Alteration	<b>\$35</b>		Length_____ Width_____ Height_____
			Lot Area_____ Lot Coverage_____%
<input type="checkbox"/> Garage/Accessory Building	<b>\$35</b>		Length_____ Width_____ Height_____
<input type="checkbox"/> Shed [200 sq. ft. or less]	<b>\$10</b>		Lot Area_____ Lot Coverage_____%
<input type="checkbox"/> Pool	<b>\$25</b>	<input type="checkbox"/> In-ground <input type="checkbox"/> Above ground Dimensions: L_____W_____H_____	<input type="checkbox"/> New Fence <input type="checkbox"/> Deck around pool <input type="checkbox"/> At least 10' from property lines
<input type="checkbox"/> Hot Tub	<b>\$25</b>		Dimensions_____
<input type="checkbox"/> Deck	<b>\$25</b>		Length_____ Width_____ Height_____
<input type="checkbox"/> Fence	<b>\$10</b>	<input type="checkbox"/> Gate opens onto property <input type="checkbox"/> Within 10 feet of driveway <input type="checkbox"/> Front yard fence consists of no more than 50% solid material.	<input type="checkbox"/> Front Yard Height_____
			<input type="checkbox"/> Side/Rear Yards Height_____
			Materials_____
<input type="checkbox"/> Driveway	<b>\$10</b>	% Coverage of Front Yard _____	Length_____ Width_____
<input type="checkbox"/> Air Conditioner	<b>\$10</b>		Distance from: House_____ Property Line_____
<input type="checkbox"/> Generator	<b>\$10</b>		Size of Pad_____
<input type="checkbox"/> Self-storage Containers	<b>\$10</b>	First Permit_____ Second Permit_____	
<b>Non-Residential</b>			
<input type="checkbox"/> Sign	<b>\$25</b>	<input type="checkbox"/> Freestanding <input type="checkbox"/> Attached Material _____	<input type="checkbox"/> Rendering of Sign Attached Dimensions _____
<input type="checkbox"/> Awning	<b>\$25</b>	<input type="checkbox"/> Sign Attached to Awning	Dimensions _____
<input type="checkbox"/> Alterations	<b>\$75</b>	<i>Attach Full Description with Dimensions</i>	
<input type="checkbox"/> New Accessory Building	<b>\$75</b>	<i>Attach Full Description with Dimensions</i>	<i>Attach Planning Board Resolution</i>
<input type="checkbox"/> New Construction / Addition	<b>\$100</b>	<i>Attach Full Description with Dimensions</i>	<i>Attach Planning Board Resolution</i>

§ 143-137. **ACCESSORY BUILDING.** Except as otherwise provided in this Article, buildings which are accessory to a principal use or building are permitted in all zones as follows:

- A. Attachment to principal buildings. Any accessory building attached to a principal building shall be considered part of the principal building, and the total structure shall adhere to the yard requirements for the principal building regardless of the technique of connecting the principal and accessory buildings.
- B. Construction prior to principal building. No building permit shall be issued for construction of any accessory building prior to the issuance of a building permit for the construction of the main building does not precede or coincide with the construction of the accessory building, the Building Inspector shall revoke the building permit for the accessory building until construction of the main building has proceeded substantially toward completion.
- C. Distance between adjacent buildings. The minimum distance between an accessory building and any other building(s) on the same lot shall be as prescribed in Schedule D.
- D. Height. The height of accessory buildings shall be as prescribed in Schedule D.
- E. Location. An accessory building may be erected in side and rear yard areas only and shall be set back from side and rear lot lines as prescribed in the individual district regulations, except that if erected on a corner lot, the accessory building shall be set back from the side street to comply with the setback line applying to the principal building for that side street.
- F. A maximum of two accessory structures and two private storage sheds as regulated in § 143-139 shall be permitted. No more than one detached garage shall be permitted per residential lot. Playsets, gym and swing sets and similar structures shall be included in the number of allowable accessory structures. Swimming pools are not to be included in the total number of allowable accessory structures. The total of all accessory structures shall not exceed the lot coverage as provided for in Schedule "D".

§ 143-139 **PRIVATE STORAGE SHEDS.**

- A. No private residential storage shed shall be constructed or installed on any lot unless the lot contains a residence building. Storage sheds shall be located in rear yard areas only and shall meet the setback distances for accessory buildings as specified for each particular zoning district.
- B. Storage sheds shall meet the maximum lot coverage for accessory buildings as specified for each particular zoning district in Sch. D and no individual storage shed shall exceed an area of 200 square feet. Any structure used as a storage shed greater than 200 square feet shall require a permanent foundation and require site plan approval by the Board. Any such storage shed shall have a sloping roof and shall be
- C. Storage sheds shall be firmly anchored to the ground to insure stability. All sheds having an area of 100 square feet or more shall be placed on a concrete slab approved by the Construction Department.
- D. No residential uses shall contain more than two storage sheds on any one lot

§ 143-142. **GARAGES IN RESIDENTIAL DISTRICTS.**

No building permit shall hereinafter be granted for the erection of a new one- or two-family dwelling unless provision is made for the construction of a garage, connected by an adequately surfaced driveway to the adjacent street. Driveway surfacing shall be asphalt or equal for the total distance from the garage apron to the street pavement.

**GARAGE, PRIVATE** — An accessory building or structure or portion of a main building or structure only for the parking of vehicles, including but not limited to boats, construction equipment, recreational vehicles, quads, motorcycles, etc., of the occupants of the principal use, building or structure on the lot. A private garage as defined must meet the design criteria of the principle use and may not be constructed of cloth, canvas, plastic vinyl or any similar type material.

§ 143-143. **PARKING AND STORAGE OF VEHICLES ON RESIDENTIAL LOTS.**

- A. All vehicles must be owned or used by a resident of the premises. Only one vehicle used for commercial purposes may be parked on a property.
- B. Parking in front yards shall be in a paved driveway or in a paved area served by a driveway in accordance with § 143-133. The total paved area shall not exceed 35% of the front yard area.
- C. No truck or other vehicle with a registered gross vehicle weight exceeding 15,000 pounds, having a height measured from the ground exceeding eight feet, or having a length measured bumper-to-bumper exceeding 24 feet shall be parked on a residential lot unless stored in a completely enclosed garage at all times.
- D. All parking for motor vehicles and trailers shall be paved.
- E. All parking and storage shall be located at least five feet from a property line.
- F. Asphalt or other hard surfacing is limited to driveways, parking areas, storage areas, walkways and patios. The total of all hard surfacing shall not exceed 25% of the available lot area.
- G. Any motor vehicle parked or stored shall have a valid DMV registration except those vehicles stored in a fully enclosed garage.
- H. A total of two recreation vehicles, as defined herein may be stored or parked within a residential district provided that the following requirements are met:

(1) Such recreational vehicles shall be parked, stored within the side or rear yard only of the subject premises upon which the owner of said vehicle(s) reside; (2) Recreational vehicles as defined herein must be kept licensed, registered and in proper repair and may not be used for living purposes, or for storage of materials other than those which are customarily used in conjunction with said vehicle. (3) Commercial vehicles as defined by this chapter are prohibited from being stored within a residential district. (4) Storage and/or parking of recreational vehicles shall be on an asphalt paved, concrete or concrete paver surface and must meet the minimum required setbacks for accessory structure per the particular residential zone, but in no case shall it be less than 10 feet when stored or parked in the side yard.

**Survey must accompany ALL Applications for a Zoning Permit.  
Applicant responsible for obtaining all necessary Building Permits.**

→→ Print Applicant Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

