

**BOROUGH OF NEW MILFORD ZONING WORK SHEET**

930 River Road, New Milford, NJ 07646 - (201) 967-5044 x 5415 fax (201) 262-1904

Owner \_\_\_\_\_ Proposed Project \_\_\_\_\_ Corner Property YES [ ] NO [ ]

Job Location \_\_\_\_\_ Phone Number \_\_\_\_\_

Homeowner/ Architect/ Contractor Signature \_\_\_\_\_ Phone Number \_\_\_\_\_

**INSTRUCTIONS** Please fill in the zoning work sheet in the spaces where applicable based on your construction project. Include a copy of your survey with your project sizes, dimensions and setback figures drawn on it. You are certifying the below figures are true.

**Setback Requirements**

- Sheds/Detached Garages** 5' from rear & side yard ( Sheds 9' high, Garages/ Gazebos 15' high)
- Pools** 6' from rear & side yard (everything associated with pool, such as walkways, heater, filter, etc.)
- IN GROUND POOLS -** Two typography site plans are required & \$500 escrow deposit for engineer review, inspection fees. Drainage retention systems may be required to comply with the new zero run off law, to be determined after engineer review.
- Front yard setback -** Cannot project beyond the average setback line of the buildings situated within the same block & within (200') feet of either side lot line & measured in a direction parallel to the street on which the lot faces. For any proposed front yard project please **include front yard worksheet.**
- Rear yard setback** 25% of lot depth, 20' minimum if your lot is less than 100' deep.
- Side yard setback** 10' setback for lots 65' or more of the front width of your property  
7.5' setback for lots 64' or less front width of your property
- Corner setback** 30' setback
- Height** 30' high, measured from the average of four corners from the grade to the highest point of the roof.
- Story -** Where the basement ceiling is more than 3' above the curb level taken at the center street façade, shall be counted as that fraction of a story, which its height above such curb level bears to the height of the story.

**SETBACK WORKSHEET**

**Front Yard Setback (30-21.5)** (Include separate front yard worksheet for all porches, porticos) Variance Needed

Your Requirement \_\_\_\_\_ Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Yes [ ] No [ ]

**Rear Yard Setback (30-21.5b)**

Your Requirement \_\_\_\_\_ Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Yes [ ] No [ ]

**Right Side Yard Setback (30-21.5c)**

Your Requirement \_\_\_\_\_ Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Yes [ ] No [ ]

**Left Side Yard Setback (30-21.5c)**

Your Requirement \_\_\_\_\_ Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Yes [ ] No [ ]

**Corner Setback (30-21.5c1 & c2)**

Your Requirement 30' Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Yes [ ] No [ ]

**Height (30-21.6)**

Your Requirement 30' Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Yes [ ] No [ ]

**Stories (30-21.6) & definition of story**

Your Requirement 2 ½ stories Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Yes [ ] No [ ]

<b>For Office Use Only:</b>	
Approved [ ] Denied [ ]	<b>Variances Needed:</b> _____
DATE _____	
Maria Sapuppo – Zoning Officer	

**Building Lot Coverage Requirements (30-21.4)** (for new house, additions, porches, decks, detached garages, etc.)

Building Coverage for lots 10,000 square feet or less take your lot size and times by 20%

Your lot size \_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_ x 20% = \_\_\_\_\_ ←Your requirement (1)

Building Coverage for lots 10,001 square feet or more take your lot size and times by 18%

Your lot size \_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_ x 18% = \_\_\_\_\_ ←Your requirement (1)

**Building Coverage Worksheet** (for all new houses, additions, decks, porches, etc.)

Existing House	_____ sq. feet	Proposed House or addition	_____ sq. feet
Existing Deck	_____ sq. feet	Proposed Deck	_____ sq. feet
Existing Porch	_____ sq. feet	Proposed Porch	_____ sq. feet
Existing Det. Garage	_____ sq. feet	Proposed Detached Garage	_____ sq. feet
Existing Shed	_____ sq. feet	Proposed Shed	_____ sq. feet
Other ( _____ )	_____ sq. feet	Other ( _____ )	_____ sq. feet

Total Existing \_\_\_\_\_ sq. feet + Proposed Building \_\_\_\_\_ = Total Bldg.coverage \_\_\_\_\_ sq. feet (2)

**Shed/ Garage/ Gazebo (30-21.5 c6 & c7)**

Rear Requirement 5' Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Height (30-21.6a) (garage/gazebo) \_\_\_\_\_

Side Requirement 5' Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Height (30-21.6 c) (shed) \_\_\_\_\_

**Impervious Coverage Requirements (30-21.4c)** (for pools, patios, walkways etc.)

Your lot size \_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_ x 40% = \_\_\_\_\_ ←Your requirement (A)

**Impervious Coverage Worksheet** (for all patios, pools, walkways)

Existing Driveway	_____ sq. feet	Proposed Driveway	_____ sq. feet
Existing Patio	_____ sq. feet	Proposed Patio	_____ sq. feet
Existing Walkway	_____ sq. feet	Proposed Walkway	_____ sq. feet
Existing Pool	_____ sq. feet	Proposed Pool	_____ sq. feet
Other ( _____ )	_____ sq. feet	Other ( _____ )	_____ sq. feet

Total Existing \_\_\_\_\_ sq. feet + Proposed Impervious \_\_\_\_\_ = Total Imperv. Coverage \_\_\_\_\_ sq. feet (B)

**Pools (23-3.2)** (In ground, Above Ground, Semi- in ground) and everything associated with the pool (filters, heaters, and walkway)

Side Requirement 6' Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Type of pool:

Rear Requirement 6' Existing \_\_\_\_\_ Proposed \_\_\_\_\_ INGROUND [ ] ABOVE GROUND [ ] SEMI [ ]

**Total Coverage Requirement** (From your requirement box above) **Your Proposed Lot Coverage** (From boxes above)

Your building lot coverage requirement	_____ (1)	Proposed building coverage	_____ (2)
Your impervious lot coverage requirement	+ _____ (A)	Proposed impervious coverage	+ _____ (B)
Your total coverage requirement	= _____	Proposed total coverage	= _____

**BOROUGH OF NEW MILFORD**

930 River Road  
New Milford, NJ 07646  
(201) 967-5044 ext. 5415

**Supplement for Front Yards**

Front Yards 30-21.5(a) 1

No new building shall be erected and no existing building shall be altered or reconstructed to project beyond the average setback line of the buildings situated within the same block and within two hundred (200') feet of either side lot line and measured in a direction parallel to the street on which the lot faces.

Note: If you have a corner property you only need to get the two houses on the non-corner

<u>Addresses</u>	<u>Existing Front Setback</u>	<u>Proposed Front Setback</u>
_____Your address	_____	_____
_____right side neighbor	_____	
_____right side neighbor	_____	
_____left side neighbor	_____	
_____left side neighbor	_____	

\_\_\_\_\_  
DATE

\_\_\_\_\_  
Applicant