

NEW PROVIDENCE ZONING REVIEW FORM

DATE FILED: _____

APPLICANT: _____ TELEPHONE: _____

ADDRESS: _____ BLOCK: _____ LOT: _____

PROJECT: _____ ZONE: _____

Applicaton Preparer: _____

Signature: _____

ZONING DETAIL INSTRUCTIONS AND NOTES: Complete the table on the opposite side; some entries require both a number and percent. Attach an accurate copy of the **current survey**, showing the location of the proposed construction and all existing structures. The survey shall be **drawn to scale** and shall include the licensed surveyors information.

ON AN ATTACHED PAGE, SHOW ALL CALCULATIONS USED TO DERIVE YOUR FIGURES

1. **Building Coverage** - The area of all covered or roofed areas on the lot excluding overhangs, bay windows, chimneys, or roof overhangs projecting up to 18" from the structure. It shall include any deck, terrace, or porch with a vertical face higher than 3' above the average grade expressed as a percentage of the total lot area.
2. **Impervious Coverage** - The area covered by all buildings, paving, sidewalks, swimming pools, patios, and similar structures expressed as a percentage of the total lot area.
3. **Building Height** - The vertical distance of a structure measured from the average elevation of the original grade surrounding the structure to the mean of the roof.
4. **Floor Area Ratio** - The total floor area of a building computed by measuring the horizontal dimensions of the outside walls of all enclosed portions of the building, including halls, enclosed porches, and garages but not including attic or basement.
5. Accessory structure located in rear yard? YES NO (circle one)
and a minimum of six feet from side and rear property lines? YES NO (circle one)
6. Does site include a garage? YES NO (circle one); Proposed or existing (circle one).
7. Approved Engineering Grading Permit required.

APPLICANT: _____

ADDRESS: _____ BLOCK: _____ LOT: _____

PROJECT: _____ ZONE: _____

TABLE ITEM	REQUIRED	EXISTING	PROPOSED	COMMENTS	VAR?
Lot Area (sq. ft.)					
Lot Width (at setback line)					
Front Yard					
Rear Yard					
Side Yard					
Cumulative Side Yard					
Bldg. Coverage %					
Imp. Coverage %					
Building Height (feet/stories)					
Floor Area Ratio					

***** FOR OFFICE USE ONLY *** DO NOT WRITE BELOW THIS LINE *****

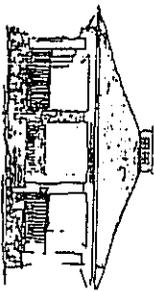
ZONING OFFICER COMMENTS:

APPLICATION APPROVED/DENIED

Zoning Officer _____ Date _____

FURTHER APPLICATION(S) REQUIRED:

_____ Site Plan (major/minor)
_____ Subdivision (major/minor)
_____ Variance (see VAR column above)



BOROUGH OF NEW PROVIDENCE

BULK REQUIREMENTS

ZONE	LOT AREA	LOT WIDTH RIGHT OF WAY	LOT WIDTH SETBACK	LOT WIDTH CORNER RT OF WAY/ SETBACK	LOT DEPTH	FRONT YARD	REAR YARD	SIDE YARD	COMBINED SIDE YARD	BUILDING COVERAGE	ACCESSORY COVERAGE	IMPERV COVERAGE	FLOOR AREA RATIO (FAR)	BLDG HEIGHT
R-1 SF	18,000	75'	120'	85'/130'	N/A	40'	40'	12'	30'	25%	5%	40%	SEE REVERSE	2.5 STORY 30' AVG GRD TO MEAN
R-2 SF	15,000	60'	110'	70'/110'	N/A	40'	40'	12'	30'	25%	5%	40%	SEE REVERSE	2.5 STORY 30' AVG GRD TO MEAN
R-2A SF	18,000	60'	80'	70'/110'	200'	40'	40'	12'	30'	25%	5%	40%	SEE REVERSE	2.5 STORY 30' AVG GRD TO MEAN
R-3 2F	1F/ 8,000 2F /10,000	75'	50'	60'/85'	N/A	30'	40'	8'	20'	25%	5%	50%	SEE REVERSE	2.5 STORY 30' AVG GRD TO MEAN
R-3A SE 2F	10,000 15,000	80' 100'	80' 100'	60'/85'	125' 150'	30'	40'	12'	30'	25%	5%	50%	N/A	2.5 STORY 30' AVG GRD TO MEAN
R-4 MULTIFAMILY	1F/8,000 2F/10,000 PRD/SACRE GATH/2ACRE	100'	N/A	100'/N/A	N/A	30'	40'	15'	35'	30%	N/A	70% MAX RES DENSITY 14 PER ACRE	SEE REVERSE	2.5 STORY 30' AVG GRD TO MEAN
OR SE 2F OFFICE PRD GATH	8,000 10,000 20,000SF 5 ACRE 2 ACRE	N/A	100'	NA/100'	N/A	RES 30' OFF/ HOTEL 20'	40'	15'	35'	N/A	N/A	OFF/HOTEL 90% 1F&2F/50% GATH 70%	.35	2.5 STORY 30' AVG GRD TO MEAN NONRES 30' HOTEL 3 STORY MAX 35'
A-1 AH	6 UNITS PER ACRE	N/A	N/A	N/A	N/A	30'	20'+	15'+	35'+	30%	N/A	50%+*	N/A	2.5 STORY 30' AVG GRD TO MEAN
A-2 AH	10 UNITS PER ACRE	N/A	N/A	N/A	N/A	30'	20'+	15'+	35'+	30%	N/A	50%+*	N/A	2.5 STORY 30' AVG GRD TO MEAN
A-3 AH	14 UNITS PER ACRE	N/A	N/A	N/A	N/A	30'	20'+	15'+	35'+	30%	N/A	50%+*	N/A	2.5 STORY 30' AVG GRD TO MEAN

*NOTE: EXCEPT AS REQUIRED BY 310-19C AND 310-21
 **MIN. LIVING AREA 1 BDRM 550SQ FT, 2 BDRM 660SQ FT, 3 BDRM 850SQ FT
 ACCESSORY STRUCTURES - 6' REAR AND SIDE YARD SETBACK AND 12' FROM ANY OTHER STRUCTURE
 MAX. HEIGHT FOR ACCESSORY STRUCTURES 14'

**BOROUGH OF NEW PROVIDENCE
ORDINANCE 2006-13**

**AN ORDINANCE OF THE BOROUGH OF NEW PROVIDENCE, COUNTY OF UNION,
STATE OF NEW JERSEY AMENDING THE ZONING ORDINANCE AS RESPECTS
FLOOR AREA RATIOS (FAR) IN THE R4 AND OR DISTRICTS**

BE IT ORDAINED by the Mayor and Council of the Borough of New Providence, County of Union, State of New Jersey as follows:

SECTION 1. Ordinance 2004-5 is hereby repealed in its entirety.

SECTION 2. Section 310-10, Schedule III, Coverage and Living Area Requirements, of Chapter 310 (Zoning) of the Code of the Borough of New Providence is hereby amended to modify the subsection at the end of Schedule III, added pursuant to Ordinance 2005-9 and modified by Ordinance 2006-10, to read as follows:

Floor Area Ratio (FAR) Standard for the R1, R2, R2A, R3, R4 and OR Districts.

The maximum permitted floor area for residential use by lot size shall be as set forth in the schedule below. FAR requirements shall not apply to multifamily residential use (3 or more units) in the R4 Districts. The FAR requirements for the OR District shall be 0.35.

Lot Size	FAR
4,999 sq ft and under	0.275
5,000-5,999 sq ft	0.275
6,000-6,999 sq ft	0.271
7,000-7,999 sq ft	0.267
8,000-8,999 sq ft	0.263
9,000-9,999 sq ft	0.260
10,000-10,999 sq ft	0.256
11,000-11,999 sq ft	0.252
12,000-12,999 sq ft	0.248
13,000-13,999 sq ft	0.244
14,000-14,999 sq ft	0.240
15,000-15,999 sq ft	0.237
16,000-16,999 sq ft	0.233
17,000-17,999 sq ft	0.229
18,000-18,999 sq ft	0.225
19,000-19,999 sq ft	0.220
20,000-20,999 sq ft	0.215
21,000-21,999 sq ft	0.210
22,000-22,999 sq ft	0.205
23,000-23,999 sq ft	0.201
24,000-24,999 sq ft	0.197
25,000-25,999 sq ft	0.193
26,000-26,999 sq ft	0.189
27,000-27,999 sq ft	0.184
28,000-28,999 sq ft	0.180
29,000-29,999 sq ft	0.176
30,000-30,999 sq ft	0.171
31,000-31,999 sq ft	0.166
32,000-32,999 sq ft	0.162
33,000-33,999 sq ft	0.158
34,000-34,999 sq ft	0.154
35,000-35,999 sq ft	0.150
36,000-36,999 sq ft	0.146
37,000-37,999 sq ft	0.142
38,000-38,999 sq ft	0.139
39,000-39,999 sq ft	0.136
40,000-40,999 sq ft	0.133
41,000-41,999 sq ft	0.130
42,000-42,999 sq ft	0.127
43,000 sq ft and over	0.125

SECTION 3. Each clause, section or subsection of this ordinance shall be deemed a separate provision so that if any such clause, section or subsection should be declared invalid, the remainder of the ordinance shall not be affected.

SECTION 4. All ordinances or parts thereof inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. This ordinance shall take effect immediately upon adoption and publication according to law.