



# **ZONING PERMIT**

Application (Township Code 205-81)

## **TOWNSHIP OF MAPLE SHADE**

200 Stiles Avenue, Maple Shade, New Jersey 08052

Application Fee (Ch.88): Residential \$10.00; Commercial \$25.00

Paid: \$ \_\_\_\_\_

(Check made payable to: *Township of Maple Shade*)

### **A CURRENT, SCALED SURVEY MUST BE SUBMITTED** **WITH ALL ZONING PERMIT APPLICATIONS**

**Date:** \_\_\_\_\_ **Block:** \_\_\_\_\_ **Lot:** \_\_\_\_\_ **Zone:** \_\_\_\_\_

Work Site Location: \_\_\_\_\_

Contractor: \_\_\_\_\_

Applicant/Owner: \_\_\_\_\_

Contact Name: \_\_\_\_\_

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

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

Telephone: \_\_\_\_\_

Telephone: \_\_\_\_\_

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

**Owner Authorization:** \_\_\_\_\_

Print Name

Signature

Use of Property: Former Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Description of Work Proposed: \_\_\_\_\_

Regulations: Fences <https://ecode360.com/6929385> & Swimming Pools: <https://ecode360.com/6929410>

Notes: **178-18.C.** All building permit applications for new construction of dwellings must be accompanied by a grading plan. The initial escrow deposit for grading plan review & inspection is \$600. In the event curb & sidewalk are required (175-4.A) an additional \$800 initial escrow deposit required. **175-12 & 88-16** Street Excavations (including new driveway aprons) Road Opening Permit approval & payment of applicable fees.

Development Fees (Article XXII Ch.205-106 & 107) for residential (1.5%) & nonresidential development (2.5%) may be applicable.

*(Applicant should not write below this line)*

The application and its attachments have been found to be in ☐ **not in** ☐ accordance with the terms of the Zoning Ordinance and the following action has been taken:

☐ Zoning Permit Approved Zoning Permit Denied ☐

☐ Project permitted by Planning or Zoning Board Approval on \_\_\_\_\_. Subject to any conditions.

Notes: \_\_\_\_\_

205-50.A. Fences must be installed at least three inches (3") inside the applicant property line.

205-81. A zoning permit is required prior to the erection of any fence, swimming pool, and prior to the erection or structural alteration of any building, structure or portion thereof, prior to the use or change in use of a building or land and prior to the change or extension of a nonconforming use. The application shall contain all information necessary for the Zoning Officer to ascertain whether the proposed erection, alteration, use or change in use complies with the provisions of this chapter. Unless the use is commenced or structure erected within one ( 1 ) year from the date of the issuance of the permit or prior to a zoning change affecting the issuance of the permit, whichever occurs first, the permit shall be deemed void and of no effect.

Date: \_\_\_\_\_

Zoning Officer: \_\_\_\_\_

## **BUILDING & LOT COVERAGE WORKSHEET**

Please fill out the worksheet as completely as possible. Include any items being removed in the **PROPOSED** column so that the total square footage accurately reflects the work being done.

Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Zone: \_\_\_\_\_

Lot Size (1 acre = 43,560 square feet): \_\_\_\_\_ sq. ft.

ITEM DESCRIPTION	EXISTING AREA (SQUARE FEET)	EXISTING AREA + <b>PROPOSED</b> (SQUARE FEET)	REMARKS (DIMENSIONS, COMMENTS)
1. BUILDING FOOTPRINT (house & attached garage)			
2. DETACHED GARAGE			
3. OTHER ROOFED STRUCTURES (i.e. sheds, gazebos, covered porches/decks, etc.)			
4. OTHER ACCESSORY BUILDINGS ( <b>please specify</b> )			
5. OTHER ACCESSORY BUILDINGS ( <b>please specify</b> )			
6. DRIVEWAY (including stone)			
7. SIDEWALK			
8. PATIO			
9. DECKING (not roofed)			
10. POOL (including surrounding concrete deck)			
11. OTHER (please specify)			
<b>BUILDING COVERAGE</b> (ADD ITEMS 1 THROUGH 5)	_____ S.F. _____ %*	_____ S.F. _____ %*	* DIVIDE THE TOTAL SQUARE FOOT AREA BY THE LOT SIZE TO DETERMINE THE % OF COVERAGE
<b>LOT COVERAGE</b> (ADD ITEMS 1 THROUGH 11)	_____ S.F. _____ %*	_____ S.F. _____ %*	

TOTAL % BUILDING COVERAGE PERMITTED: \_\_\_\_\_ TOTAL% LOT COVERAGE PERMITTED: \_\_\_\_\_

PERSON COMPLETING WORKSHEET \_\_\_\_\_

DATE \_\_\_\_\_



# Maple Shade Township

**Burlington County, New Jersey**

***Planning & Zoning***

200 Stiles Avenue

Maple Shade, New Jersey 08052

Phone: 856-779-9610 x 151

Fax: 856-779-2524

E-mail: [zoning@mapleshade.com](mailto:zoning@mapleshade.com)

***Kyle Wagner***

**Director of Community  
Development & Zoning Officer**

## **INFORMATION REQUIRED TO BE SUBMITTED WITH ZONING APPLICATIONS INCOMPLETE APPLICATIONS WILL BE DENIED!**

### **1. APPLICATIONS FOR A FENCE:**

All applications for a fence shall include a survey or plot plan of the entire property where the proposed fence will be installed. In the absence of a survey or plot plan, a drawing shall be submitted which shows property lines, setbacks, and all structures on the property.

The survey / drawing will show where the fence will be installed and include dimensions showing the setback distance from all property lines. All fences must be installed on your side of the property line. Three inches (3") from property line.

A complete description of the proposed fence is required. The description must include the height, length, and composition of proposed fence.

### **2. APPLICATIONS FOR AN ACCESSORY STRUCTURE / ADDITION:**

All applications for an accessory structure or addition must include a survey or plot plan of the entire property where the proposed structure will be installed. The submission shall include setback distances, lot coverage dimensions for all structure and impervious surfaces (concrete, decks, landscaping pavers, etc.).

A complete description of the proposed accessory structure or addition is required. The description must include the height, width, length, and composition of proposed structure.

### **3. APPLICATION FOR A POOL:**

All applications for a pool shall include a survey or plot plan of the entire property where the proposed pool will be installed. In the absence of a survey or plot plan, a drawing shall be submitted which shows property lines and all structures on the property as well as the electric for filter outlet. Also, the required fencing and gate enclosures must be labeled on drawing showing (height, width, length, etc.) of fence for the pool requirements. Additionally, the submission shall

include setback distances and lot coverage dimensions for all structures and impervious surfaces (concrete, decks, landscaping pavers, etc.).

A complete description of the proposed pool is required. The description must include the height, width, length, and composition of the pool.

**4. DRIVEWAYS, PATIOS, PAVERS, AND SIDEWALKS:**

All applications shall include a survey or plot plan of the entire property where the proposed driveway, patio, pavers, or sidewalks will be installed. In the absence of a survey or plot plan, a drawing shall be submitted which shows property lines and all structures and impermeable surfaces on the property. Additionally, the submission shall include coverage dimensions for all structures and impervious surfaces (concrete, decks, landscaping pavers, etc.).

**Additional information may be found for zoning requirements at [MapleShade.com](https://ecode360.com/6928907) and / or <https://ecode360.com/6928907>**

**Please be advised that incomplete applications will be returned and could cause a significant delay in the approval process.**

**The review process may take up to ten (10) business days!**

**Thank you and have a wonderful day!**

**Kyle Wagner  
Township of Maple Shade  
Director of Community Development  
Zoning Officer  
Planning Administration  
(856) 779-9610 Ext. 151  
[Zoning@mapleshade.com](mailto:Zoning@mapleshade.com)**

Zoning  
Attachment 1  
Maple Shade township  
Area, Yard & Bulk Regulations

Required Lot Size & Width		Required Minimum Yard Distance										Maximum Height (feet)		Maximum Percent Coverage (percent)		Maximum Percent Coverage (percent)		Maximum Percent Coverage (percent)		Maximum Percent Coverage (percent)		Maximum Percent Coverage (percent)	
		Principal Building			Side (feet)			Accessory Structure		Side (feet)													
			Front (feet)	Rear (feet)		One	Both	street side corner	Rear (feet)	One	street side corner	Principal Building	Accessory Structure	Building	Lot	Building	Lot	Building	Lot	Building	Lot		
	Lot Area (square feet)	Lot Width (feet)																					
RA	12,000	75	35	30	-	20	30	20	15	6	10	35	15	30	40	15	20	30	25	35	60		
R-1	9,000-7,500	60	30	25	-	8	20	15	12.5	5	7.5	35	15	35	45	20	30	35	40	30	65		
R-2	6,000, 3,500/family	50, 70(2 family)	20	20	-	6 (1-family) 12 (2-family)	16 (1-family) 30 (2-family)	10 (1-family) 12 (2-family)	10	5	5	35	15	50	60	40	35	35	40	35	70		
DB	5,000	-	20	20	30	0	0	20 or 5 feet, if provided	NP	NP	NP	40	NP	70	85								
C	9,000	-	20	20	30	0	0	20 or 5 feet, if provided	NP	NP	NP	40	NP	70	85								
BD-Park*	30,000	110	40	40	-	20	-	-	NP	NP	NP	40	NP	-	75								
BD-Non Park	1 acre	125	40	40	-	30	-	-	NP	NP	NP	40	NP	-	75								
HC	20,000	80	50	25	35	15	15	30	NP	NP	NP	40	NP	65	80								
LHC	20,000	80	50	25	35	0	-	20	NP	NP	NP	40	NP	65	80								
PD***	3 acre**	100	40	30	-	30	-	-	NP	NP	NP	40	NP	40	75								

NP- No Accessory structures are permitted

\* - See Track size & Special design requirement Sec. 205-36.A(1)&(6)

\*\* - See exception for use set forth in Sec. 205-43H

\*\*\* - See Special design requirement Sec. 205-46

Refer worksheet

NOTES:

Definition : Lot Coverage shall mean the percentage of lot area covered by the principal building and accessory structures/buildings.