

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 _____

Property Owner

Name: _____

Address: _____

City, State, Zip: _____

Phone: _____ Cell: _____

Email: _____

Contractor (if applicant)

Name: _____

Address: _____

City, State, Zip: _____

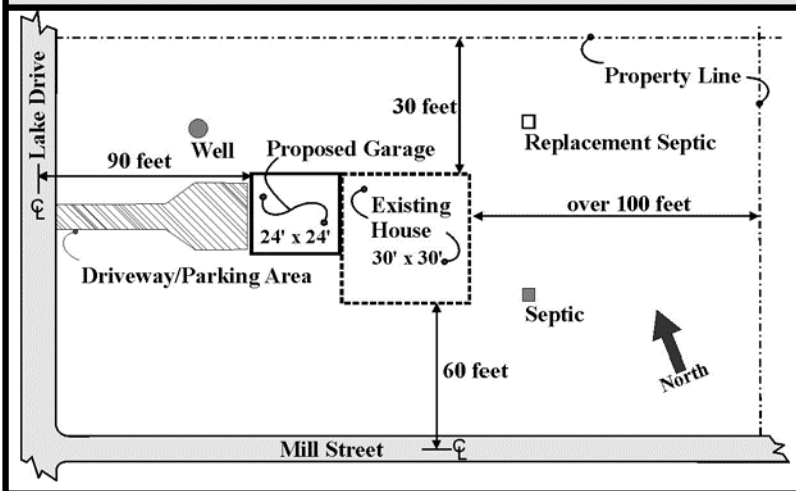
Phone: _____ Cell: _____

Email: _____

<i>Check all that apply</i>	<i>Fees</i>	<i>Description (additional space on second page)</i>	<i>Dimensions</i>
Residential			
<input type="checkbox"/> New Single Family House	\$50		Length _____ Width _____
<input type="checkbox"/> New Two Family House	\$50		Height _____ # Stories _____ Lot Area _____ Lot Coverage _____%
<input type="checkbox"/> Addition / Alteration	\$35		Length _____ Width _____ Height _____ Lot Area _____ Lot Coverage _____%
<input type="checkbox"/> Garage/Accessory Building	\$35		Length _____ Width _____ Height _____
<input type="checkbox"/> Shed [200 sq. ft. or less]	\$10		Lot Area _____ Lot Coverage _____%
<input type="checkbox"/> Pool	\$25	<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	\$25		Dimensions _____
<input type="checkbox"/> Deck	\$25		Length _____ Width _____ Height _____
<input type="checkbox"/> Fence	\$10	<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	\$10		Length _____ Width _____ % Coverage of Front Yard _____
<input type="checkbox"/> Air Conditioner	\$10	Size of Pad _____	Distance from: House _____ Property Line _____
<input type="checkbox"/> Generator	\$10		
Non-Residential			
<input type="checkbox"/> Sign	\$25	<input type="checkbox"/> Freestanding <input type="checkbox"/> Attached Material _____	<input type="checkbox"/> Rendering of Sign Attached Dimensions _____
<input type="checkbox"/> Awning	\$25	<input type="checkbox"/> Sign Attached to Awning	Dimensions _____
<input type="checkbox"/> Alterations	\$75	<i>Attach Full Description with Dimensions</i>	
<input type="checkbox"/> New Accessory Building	\$75	<i>Attach Full Description with Dimensions</i>	
<input type="checkbox"/> New Construction / Addition	\$100	<i>Attach Full Description with Dimensions</i>	

Print Applicant Name: _____ Signature: _____ Date: _____

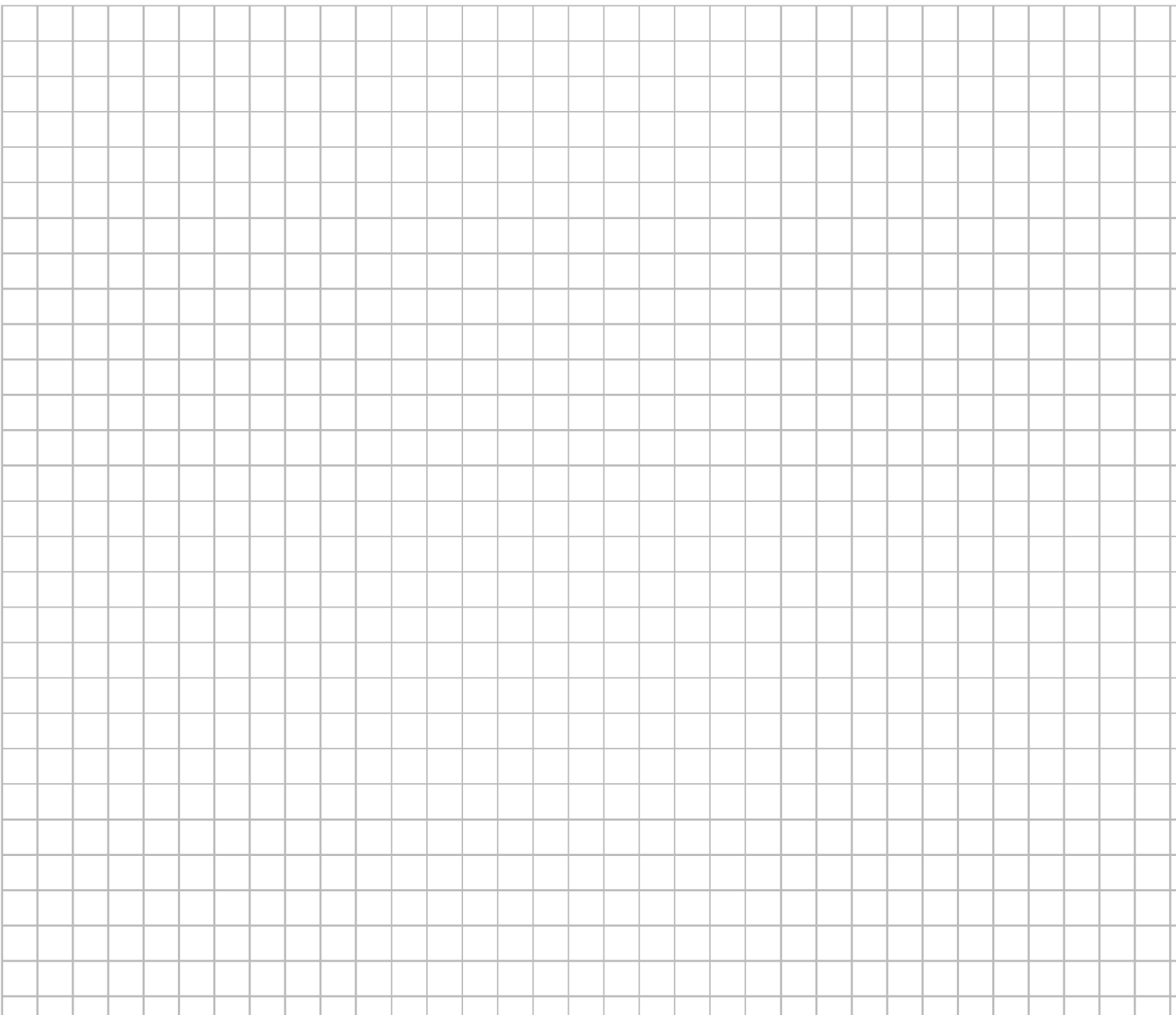
Sample Sketch



Provide a sketch that shows the following:

1. Location and dimensions of existing and proposed structures.
2. Distance between such structures and property lines, cross streets, rivers/streams, easements, etc.
3. Location of driveways and parking areas.
4. Location of well and septic systems if not connected to town utilities.
5. North Arrow.

In addition to the sketch below a Survey must accompany ALL Applications for a Zoning Permit.



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Pool, Deck & Fence Zoning Regulations

§ 143-140. SWIMMING POOLS, HOT TUBS AND SPAS.

- A. No private residential swimming pool, shall be constructed or installed on any lot unless the lot contains a residence building. Pools shall be located in rear yard areas only and shall in no case be located closer than ten (10) feet to any lot line
- B. A swimming pool shall occupy no more than fifty percent (50%) of the available rear yard area in which it is located.
- C. A private residential swimming pool area must be surrounded by a suitable fence with a self-latching, self-closing, opening-out gate at least four (4) feet, but no more than six (6) feet, in height, and said fence shall not require a minimum setback from any lot line.
- D. No private residential hot tub or spa, either fixed or portable, shall be constructed or installed on any lot unless the lot contains a residential dwelling. Exterior hot tubs shall be permitted within the rear yard only and shall not be located closer than ten (10) feet to the property line.

§ 143-141. FENCES AND WALLS.

On any lot in any district, no wall or fence shall be erected or altered so that said wall or fence shall be over four (4) feet in height in front yard areas except where otherwise restricted in a sight triangle easement pursuant to § 143-73R, and six (6) feet in height in side and rear yard areas, except that:

- A. Dog runs shall be located in rear yard areas only and shall be set back from any lot line at least ten (10) feet.
- B. A private residential swimming pool area must be surrounded by a fence at least four (4) feet, but no more than six (6) feet, in height. Swimming pool areas shall be located in rear yard areas only and said fence shall not require a minimum setback from any lot line.
- C. A tennis court area, located in rear yard areas only, may be surrounded by a fence a minimum of fifteen (15) feet in height, said fence to be set back from any lot line the distances required for accessory buildings in the individual zoning districts.
- D. Where fences are located within ten feet of a driveway or street intersection they shall not exceed three (3) feet for a distance of fifteen (15) feet beginning from the street property line.
- E. Any fence shall have the front, or “finished” side of the fence facing the adjoining property line and/or street right-of-way. All structural supporting mechanisms of the fence structure shall face the interior of the subject lot.
- F. In any residential or mixed-use district, fences within a required front yard shall consist of no more than fifty percent (50%) solid material and shall be equally distributed throughout the entire length of the fence.
- G. All solid and semi-solid fences shall be of a substantial wood, composite, vinyl, iron or aluminum construction and be structurally sound and able to withstand wind and weather. Solid and semi-solid fences shall be of stock, basket weave, picket or shadow board design. No fence shall be erected or contain barbed-wire, topped with

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- H. Chain-link fences (minimum 11 gauge) are permitted within the side and rear yards only.
- I. No fence shall be constructed of materials, or combination of materials which are likely to collapse under a person or 100 pounds or less.
- J. All fences, including supporting posts or structures, must be located on the inside of the property line.
- K. Hedge rows, or similar vegetation planted for purposes of creating a full or partial barrier shall not exceed four (4) feet in height where located within fifteen (15) of the street right-of-way, nor three (3) feet in height where such plantings are located within a designated sight easement/triangle or within 25' of a street intersection.

For purpose of applying height limits, multiple, staggered or tiered walls, and/or wall/fence combinations shall be considered single units unless the minimum horizontal distance between the top of any section or tier shall be 10'.

The following fences and fencing materials are specifically prohibited:

- Barbed wire
- Short, pointed fences less than forty-eight (48) inches in height
- Canvas
- Cloth
- Electrically charged
- Poultry fences
- Turkey wire
- Temporary fences, such as snow fences, unless on construction sites
- Expandable or collapsible fences, except during construction of a building.

No fence shall be multi-colored.

All entrances or gates shall open onto the property.

§143-135.1 DECKS AND PATIOS

Within all one and two family residential zones, decks and platforms, whether freestanding or attached to a building, when located in a rear or side yard, shall meet the following yard setback requirements as follows:

- A. The setbacks for decks and platforms may be reduced by 25% from the requirements in Schedule "D".
- B. Within all multi-family residential and non-residential zones, decks and platforms, whether freestanding or attached to a building, shall meet the side and rear yard setback requirements for the particular zone.
- C. Decks and platforms, whether freestanding or attached to a building are prohibited within the front yard and the side yards.
- D. Porches, as defined herein are permitted within the front yard but must meet the front yard setback requirements for principal buildings in that zone provided however, they are attached to principal building by a common wall.

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