

## FREQUENTLY ASKED ZONING QUESTIONS

**What is the zoning of my property?** You can find out what district your property is located in by referring to the on line copy of the Township Zoning map (The Zoning Map can be found on Master Plan and Township Maps section of the Planning and Zoning page.) Locate your property by the street names. Once you have identified the zoning district, the zoning regulations can be found under Chapter 203 of the on line version of the Township Code, which can also be linked to through from the Planning and Zoning page.

**Is my lot buildable?** There are a number of factors that go in to determining if a parcel can be developed including, but not limited to, conformance with zoning requirements, if there are wetlands or other environmental limitations on site or in close proximity, easements and/or deed restrictions. Conformance with zoning can be determined by checking Chapter 203 (Land Use & Development) of the Township Code, which lists the minimum lot size and building setback requirements to build in each zoning district. Environmental restrictions & limitations are determined through application to either the NJ Pinelands Commission or the NJ Dept. of Environmental Protection, depending on where your property is located.

**Where can I put a fence on my property?** Fences may be placed up to the property line. Generally residential fences can be up to six (6) feet in height in the side and rear yard area and up to four (4) feet in height in a front yard. A Zoning Permit is required prior to the installation of any fence. You will also need to check with the Construction office to determine if a Construction Permit is required for the proposed fence.

**I want to put (or build) a \_\_\_\_\_ on my property, do I need a zoning permit?** A zoning permit is required before the construction or installation of any structure on a property, including fences, sheds, decks, pools, patios, etc. In addition, property owners are also advised to check with the Construction office to see if permits are required by that agency.

**I live in the Historic District. What approvals do I need before making improvements to my property?** Generally, any exterior change to structure or property in the Historic District requires approval from the Historic Preservation Commission (HPC) prior to the issuance of any zoning or construction permits. Check with either the HPC Secretary or the Zoning office to verify if HPC approval is needed.

**Do I need a zoning permit to put an above ground pool in my yard?** Yes. The Zoning Official needs to verify that the proposed pool will comply with yard setback and lot coverage requirements for the zoning district. Construction permits will also be required.

**Do I need a permit for an asphalt/concrete driveway?** Yes. The Zoning Official need to verify that paving of the driveway does not cause a violation of the lot coverage requirements of the zoning district.

**How do I know if someone is in violation of zoning or make a formal complaint?**

Complaints can be filed using the Citizen Service Request form, which can be found under the Information tab of the web site. You can also file a complaint by calling or going to the Planning & Zoning office in Town Hall.

**How do I know if my property is located in Pinelands or CAFRA?** Generally, the CAFRA area is located south of Somers Point – Mays Landing Road towards the Egg Harbor River and east of Route 50 towards the Egg Harbor River. Everywhere else is considered to be in the Pinelands.

**Do I need a zoning permit to install solar panels on my property?** Ground mounted solar systems require a zoning permit and must comply with the accessory structure setbacks applicable to the zoning district. For roof installations – flush mounted systems (e.g. panels mounted on a pitched roof) do not require a zoning permit however, a permit is required for systems where support brackets are used to raise one end of the panels for maximum solar exposure (e.g. systems mounted on a flat roof).