

Requirements

- ✓ Zoning application
- ✓ Fee: \$50 residential
\$250 non-residential
- ✓ 3 Copies of a legalized survey
- ✓ Highlighter marks on surveys where changes will be made.
- ✓ A construction permit may be required & submitted together with the zoning application.
- ✓ Corner lots are subject to additional requirements.

www.edgewaterpark-nj.com

PLEASE TAKE NOTE:

PRIOR TO COMMENCEMENT OF WORK,
PLEASE, READ ORDINANCES IN THEIR
FULLEST EXTENT. THIS IS A BRIEF
SUMMARY FOR INFORMATIONAL
PURPOSES ONLY.

You may find more information on:

<http://www.state.nj.us/dca/divisions/codes/codreg>

Township Codebook & Ordinances:

<https://ecode360.com/ED3219>

Construction | Zoning | Inspections

400 Delanco Road, Edgewater Park, NJ 08010
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Driveways, Fences, & Walls

Off-street Parking & Fences and Walls Ordinances

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§ 310-16-2 Fences and walls.

- A. Prior to the construction of a fence or wall, a zoning permit shall be issued by the Zoning Officer.
- B. Plans and detailed information shall be submitted with each application for a fence or wall permit, setting forth the dimensions and materials incorporated in construction and the exact location on the premises. All plans shall comply with the Uniform Construction Code.
- C. Fences and walls shall be located within the property lines and shall not be located in any required sight triangle, nor shall they be located within any public right-of-way or drainage, utility or conservation easement.
- D. Fences and walls located between the street line and the required front yard setback line in residential zoning districts shall not exceed four feet in height. This regulation shall apply to all street frontages on corner lots. Fences located in the front yard shall have a minimum of 50% of their surface area open to permit visible penetration allowing for light and air to pass through. This regulation shall not apply to reverse frontage lots and lots fronting along alleys where the portion of the lot fronting along said public right-of-way serves as a back yard.
- E. Fences and walls accessory to residential uses and located along side and rear yards shall not exceed six feet above the finished grade.
- F. The maximum height for fences in commercial and industrial zoning districts shall be six feet. Fences shall not be permitted in a front yard in a nonresidential district unless otherwise required by this chapter.
- G. Fences and walls shall surround all swimming pools as required by state code.
- H. General regulations.
 - (1) Applicability. The standards and regulations herein set forth shall apply to all fences and walls hereinafter erected, altered or reconstructed, or which are presently existing and are not considered a preexisting nonconforming use under any present or former ordinance of the Township.
 - (2) Height. No fence or wall, except as provided herein, shall exceed six feet in height at the highest point above ground level, except that fences or walls located within 25 feet of any dedicated street line shall not exceed four feet at the highest point. At least 50% of the surface area of any fence or wall located within 25 feet of any dedicated street line shall have a minimum of 50% of their surface area open to permit visible penetration allowing for light and air to pass through.
 - (3) Fences and walls, rear yard; height; location. Fences and walls in the rear yard of any property shall be no higher than six feet, except that no six-foot high fence or wall shall be closer than 40 feet to a right-of-way.
 - (4) Recreational area fences and walls; height. Fences or walls enclosing athletic and recreational areas shall not exceed 12 feet in height above ground level. All such fences in excess of six feet in height shall be of wire mesh construction. Baseball backstops shall not exceed 17 feet in height.
 - (5) Material. No fence or wall shall be fabricated, constructed or built of any material other than wood, wire, vinyl, metal, brick, stone or masonry.
 - (6) Fences shall be installed with the unfinished side facing inward toward the interior of the lot on which it is installed.
 - (7) Prohibited fences and walls. The following fences, fencing materials and walls are specifically prohibited:
 - (a) Barbed- or razor-wire fences.
 - (b) Sharp-pointed fences or walls.
 - (c) Electrically charged fences, except in relation to the keeping of horses or other permitted livestock.
 - (d) Temporary fences, except snow fences for the purpose of controlling snow drifting and construction fences that are temporary in function and intent.
 - (e) Expandable fences.
 - (f) Collapsible fences, except collapsible temporary fences which shall be permitted on municipal and school-owned properties and recreation areas in general where required for safety reasons.

§ 310-16-6 Off-street Parking.

A. Residential driveways. One driveway and curb cut or street access point shall be permitted per single-family dwelling, provided conformance with the following standards:

- (1) A minimum setback of five feet from any property line other than that over which ingress/egress is necessary, except that shared driveways are permitted on collector or arterial roadways.
- (2) Driveways are to be a minimum of nine feet in width.
- (3) On corner lots, driveways shall be set back a minimum of 30 feet from an intersecting roadway. Driveways on corner lots at the intersection of roadways of different classifications as defined under the New Jersey Residential Site Improvement Standards (N.J.A.C. 5:21-1 et seq.) are to be situated on the lower-order street.

B. Off-street parking requirements.

- (1) The required parking shall be measured exclusive of interior driving lanes and maneuvering areas. All required parking shall be provided off the street and on-site.
- (2) When the computation of the number of required parking spaces results in a fraction, such fractions shall be rounded to the next highest whole number.
- (3) All parking areas shall be paved, curbed and provided stormwater management drainage improvements and appurtenances in accordance with sound engineering practice.
- (4) Dimensions. Off-street parking spaces shall be a minimum of nine feet wide and 18 feet long, except parallel parking spaces shall be 25 feet long.
- (5) Americans with Disabilities Act. The number, design, and signage of parking spaces designed for the disabled shall comply with the requirements of the Americans with Disabilities Act, Public Law 101-336, and all subsequent amendments.
- (6) Required parking spaces. The number of parking spaces required for each nonresidential use shall be determined by the amount of gross floor area as defined in this chapter or such other measure indicated below further providing the number of stalls provided shall not exceed 105% of the stated requirement. Where a particular site or facility contains more than one use, the total parking requirements shall be the sum of the component parts, unless indicated otherwise. Where specific parking requirements are not specified, the parking requirement shall be determined by the Board, taking into consideration the standards established herein.
- (7) Off-street parking requirements for residential uses shall be as specified within the New Jersey Residential Site Improvement Standards (RSIS) adopted by the State of New Jersey under N.J.A.C. 5:21-1 et seq., Table 4.4.
- (8) Location.
 - (a) Parking spaces shall be located on the same lot as the use being served. No off-street parking space shall have direct access from a street.
 - (b) No parking space shall be located in any required landscape buffer area.
 - (c) Parking spaces for residential uses shall be located within a reasonable distance to a residential dwelling.
 - (d) No commercial motor vehicle, school bus, dump truck, walk-in van or construction equipment shall be parked or stored anywhere in a residential zoning district or on any residential parcel, except when the vehicle is being used in the transaction of business with the owner or occupant of the property. Commercial motor vehicles shall include all commercially licensed vehicles and all trucks or vans with a gross registered weight in excess of 8,000 pounds. The provisions of this subsection shall not apply to the parking or storage of school buses and school vans on public school, private school or parochial school property.

