

Zoning Requirements

ALL APPLICATIONS SUBMITTED MUST BE ACCOMPANIED BY TWO SCALABLE COPIES OF THE PROPERTY SURVEY.
YOUR SURVEY SHOULD BE CURRENT, SHOW THE PROPERTY OWNER'S NAME AND BE THE PROPER SCALE.
ALL RESIDENTIAL PROJECTS USING CONTRACTORS, MUST SUPPLY A COPY OF THEIR CURRENT HOME IMPROVEMENT CONTRACTOR'S LICENSE.

- Shed -** New or replacement – THE FEE IS \$60.00--- See back page
- Driveway –** Replacement or Enlarging- A permit is required. The fee is \$60.00
Driveways must be 1' from property line. Driveway maximum width permitted is 22 'in width.
Apron maximum width permitted is 20' and must be concrete
A copy of contractor "Home Improvement license must be submitted
Driveway enlargement- note on survey location and width of the proposed enlargement and distant from property line. Impervious coverage calculation required- 35% impervious coverage is permitted
- Public Sidewalks, Apron. Curb** Sidewalk, Apron or curb require a permit and a form inspection. The fee is \$25.00
- Fences –** Replacement or new – A permit is required. The fee of \$60.00
A maximum height of 6' is permitted. The maximum height in the front yard Set back area is 3'.
The "good side" of any fence must face your neighbor. Show the location, height and length of fencing to be installed on survey. A copy of contractor Home Improvement license must be submitted Fencing required for pool protection requires a building permit.
- Walkways –** Require a zoning permit – copy of survey required – no fee. Any replacement of patio or walkway around an in ground pool requires a letter from a Licensed Electrician certifying The Electrical bonding
- Patio –** Replacement or new – A permit is required. – The fee of \$60.00
Two scalable copies of property survey required to be submitted in applicant's name.
Patios are required to be 4' from all property lines and are included in the impervious coverage calculation. Impervious coverage calculation is required. 35% impervious coverage is permitted
A copy of contractor Home Improvement license must be submitted.
Note on copy of survey location of proposed patio with the size of patio and distance to be located from property line. Any replacement of patio or walkway around an in ground pool requires a letter from a Licensed Electrician certifying the Electrical bonding
- Decks –** Replacement or new – Zoning permit review is required and building permit- A fee of \$30.00 for zoning approval. Building department permit are required. Plans need to be submitted with the following information:
- Note on scalable copy of survey location of new deck and distance from property lines.
 - Height of deck under 36" – required 4' from property lines and deck coverage not to exceed 5% of Lot. This calculation is required.
 - Height of deck 36" or higher – must meet side and rear yard setbacks required for Zone and deck coverage not to exceed 5% of Lot
- Pools –** Zoning approval fees- \$30.00 fee for above ground pools and \$45.00 fee for in-ground pools is required. Building department permits are required.
Pools must meet the following zoning requirements:
- Rear yard setbacks- above ground pools 5' from rear property line
in-ground pool must meet the side yard setback requirements for the zone
 - Side yard setbacks- above ground pools and in ground pools must meet the required side yard setback requirements for the zone.
 - Impervious coverage- **In ground pools only must meet the impervious coverage of 35% maximum-** (1) Up to 50% of the surface area of swimming pools shall be considered pervious
Any proposed patios or walkways around pool. All walkways and pool equipment must be minimum of 4' from property lines.

Shed Requirements

Sheds 200 sq. ft or less and 10' in height or less require a Zoning Permit. Submit for a zoning permit along with a copy of the property survey to scale.
Building permit required see requirement below

Garden-Type Utility Sheds and Similar Structures – Clarification (Reprint with updated references -- Volume 21 Number 1 Spring/Summer 2009)

On April 20, 2009, the Department repealed N.J.A.C. 5:23-9.9, Foundation systems for garden type utility sheds and similar structures. The provisions of this section were moved within the applicable chapters of the building and one-and two-family dwelling subcodes. Therefore, the exceptions in Section 1809.4 of the International Building Code/2009 (IBC/2009) and Section R403.1.4 of the International Residential Code/2009 (IRC/2009) have been modified to reflect old N.J.A.C. 5:23-9.9. Both the IBC/2009 and IRC/2009 allow free standing storage-type buildings to be built without a foundation to frost-depth as long as the building meets the following three conditions:

- 1) The building presents a low hazard to human life in the event of failure; these include, but are not limited to, agricultural buildings, temporary buildings, and minor storage facilities;
- 2) The building has an area of 600 square feet or less for light framed construction (LFC), or 400 square feet or less for other than light-framed construction (OTLFC); and
- 3) The building has an eave height of 10 feet or less. However, unlike old N.J.A.C. 5:23-9.9, footings were required in all cases to be at least 12 inches in depth. A brief summary follows (all 10 feet or less in height):
 - 100 ft² or less — footings of 12 inches deep not required provided the structures do not contain utility connections and are of sufficient weight to remain in place or be anchored to the ground (like old N.J.A.C. 5:23-9.9(a))
 - More than 100 ft² up to 200 ft² — footings of 12 inches deep not required provided the structures are dimensionally stable without the foundation system and do not contain utility connections. A structure shall be considered dimensionally stable if it is provided with a floor system that is tied to the walls of the structure such that it reacts to loads as a unit. These structures shall be of sufficient weight to remain in place or shall be anchored to the ground (like old N.J.A.C. 5:23-9.9(b))
 - Buildings of more than 200 ft² up to 600 ft² LFC or 400 ft² OTLFC — Footings of 12 inches deep required
 - Buildings of more than 600 ft² LFC or 400 ft² OTLFC — Footings to frost required

Location of zoning information on line

1. fairlawn.org
2. Borough ordinances
3. Chapter 125
 - a) locate the zone information (example R-1-3)
 - b) 125-17 through 125-30.1
 - c) general references
 - d) 125h schedule of area yard and building requirements
 - e) 125-8 definitions
 - f) 125-15 uses prohibited in all zones
 - g) 125-16 uses permitted in all zones
 - h) 125-32 non conforming exemptions

Zoning Review forms on Line

1. Fair lawn.org
2. Borough Ordinances
3. Forms and documents
4. Drop down window- choose a category- departments
5. Drop down window- choose a Sub-category ---zoning department

Forms available

1. Information on Filing Zoning Permit
2. Zoning permit application

Impervious Coverage Calculations % Formula

Find the Square footage of the following items on your property:

House footprint
Detached garage and sheds
Covered deck/patio/ terrace /carport
Driveway
All walkways
A/C pads
Patio, terraces (**without a roof**)
In-ground pools

Add the total square footage of the areas listed above then,
divide the sum by the total lot area of property noted on your survey

Building Coverage Calculations % Formula

Find the Square footage of the following items on your property:

House footprint
Detached garage and sheds
Covered deck/patio/ terrace/carport

Add the total square footage of the areas listed above then,
divide the sum by the total lot area of property noted on your survey

Deck Coverage Calculations % Formula

Find the Square footage of all Decks

Add the total square footage of the areas listed above then,
divide the sum by the total lot area of property noted on your survey