



SUMMIT ZONING REVIEW WORKSHEET

Zone: _____ Block: _____ Lot: _____ Date filed: ____/____/____

APPLICANT INFORMATION:

Applicant Name:	Project Description:
Address:	Summit, NJ 07901
Phone:	Email:

ZONING DETAIL INSTRUCTIONS & NOTES:

Complete the table below; some entries require both a number and percent. Also, please attach three (3) copies of your current survey, to scale, showing the location of the proposed improvement / construction. *The Residential Schedule of Space Regulations can be found on the reverse of this worksheet / page 2.*

ON AN ATTACHED PAGE, SHOW ALL CALCULATIONS USED TO DERIVE YOUR FIGURES.

CALCULATIONS GUIDE & NOTES

- 1. **Building Area** - is the area of all covered or roofed areas on the lot including decks, cantilevered areas, bay or bow windows, and similar projections, but NOT including roof eaves or chimneys projecting a maximum of 24 inches from the structure.
- 2. **Lot Coverage %** - (expressed as a %) is the area of all buildings on the lot plus the area covered by all other impervious surfaces such as driveways, swimming pools, patios, tennis courts, and similar structures, divided by the lot area.
- 3. **1 & 2 family Dwelling Floor Area Ratio %** - (expressed as a %) is the sum of the gross floor areas of each floor measured from the exterior face of exterior walls including areas in the attic with headroom above seven (7) feet, but not including the area of the required garage, divided by the lot area.
- 4. **Multi-family / Commercial Floor Area Ratio %** - (expressed as a %) See DRO Article 4, Definitions.
- 5. **Garage** attached or part of the house? ☐ YES ☐ NO **Garage doors** face street? ☐ YES ☐ NO
- 6. **Accessory structure** located in rear yard or building area? ☐ YES ☐ NO - If YES, a minimum of four (4) feet from side and rear property lines? ☐ YES ☐ NO

TABLE ITEM	REQUIRED	EXISTING	PROPOSED	COMMENTS	VARIANCE
Lot area (in square feet)					
Lot Width in Feet (at building line)					
Front Yard (minimum in feet)					
Rear Yard (minimum in feet)					
Side Yard (minimum in feet)					
Total Side Yard % (total lot width)					
Lot coverage % (see note 2 above)					
Bldg. Coverage % (see note 1 above)					
Building Height (feet/stories)					
Floor Area Ratio (see note 3 above)					

! FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE !

Zoning Officer Comments:	
Application Status: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	
<div><div></div><div>Zoning Officer</div></div> <div><div></div><div>Date</div></div>	Further application(s) required: <input type="checkbox"/> Site Plan (<input type="checkbox"/> major / <input type="checkbox"/> minor) <input type="checkbox"/> Subdivision (<input type="checkbox"/> major / <input type="checkbox"/> minor) <input type="checkbox"/> Variance (see variance column above)



RESIDENTIAL SCHEDULE OF SPACE REGULATIONS

Zone:	R-43	R-25	R-15	R-10	R-6	R-5	RAH-SF
Lot Area Minimum Square Feet	43,000	25,000	15,000	10,000	6,000	5,000*	7,000
Lot Width Minimum Feet	150	100	90	75	60	50	50
Front Yard Minimum Feet	50	35	35	30	25	25	15
Rear Yard Minimum Feet	50	45	45	40	30	30	30
Side Yard Minimum Feet – each side	25	17	15	12	8	7	7.5
Minimum Total Side Yard %	40%	40%	35%	35%	33%	33%	NA
Lot coverage Max %	30%	30%	35%	35%	40%	45%	40%
Bldg. Coverage Max %	12%	14%	18%	18%	20%	20%	30%
Building Height Max Feet	35	35	35	35	35	35	35
Maximum Stories	2	2	2	2	2	2	2
Floor Area Ratio	25%	25%	25%	25%	35%	35%	40%

* Two-family houses must have a minimum lot area of 10,000 square feet

SINGLE- AND TWO-FAMILY DWELLING DEFINITIONS (§ 35-7.2)

The following definitions pertain to all single and two-family dwellings. These and more may be found in the city’s Development Regulations Ordinance (DRO) on the city website.

BUILDING AREA – The horizontal plan projection of all covered or roofed areas on a lot, whether permanent or temporary, including decks, cantilevered areas, bay or bow windows and similar projections, but excluding roof eaves, roof overhangs, projections above entranceways and garage doors, and chimneys projecting a maximum distance of twenty-four (24) inches from the structure.

BUILDING COVERAGE – The building area divided by lot area, expressed as a percentage

FLOOR AREA, RESIDENTIAL – The sum of the gross horizontal areas of all stories above grade, measured from the exterior face of the exterior walls, or from the centerline of a wall constructed at the common lot line separating two (2) dwellings, including any space in an attic or in a story above grade where the floor to roof rafter height is more than seven (7) feet, whether finished or not, and excluding the area of the required garage (for 1-car garages equals 288 square feet and two-car garages equals 576 square feet) or the existing garage, whichever is less. Enclosed or screened in porches shall be included in the residential floor area calculation.

FLOOR AREA RATIO (FAR) – The sum of the floor area of all floors of buildings or structures compared to the total area of the site, expressed as a percentage.

LOT COVERAGE – That portion of a lot, expressed as a percentage of the lot area, which is improved or is proposed to be improved with any of the following:

- A. Building Area as defined herein and under 35-7.2, Definitions.
- B. Parking areas, loading areas, driveways, and other areas for vehicular use, regardless of the surface material.
- C. All patios, swimming pools and fountains, regardless of the surface material.
- D. Any impervious surface, whether or not defined herein or in 35-7.2, Definitions, with the exception of solar panels pursuant to N.J.S.A. 40-55D-38.1.

YARD – An open space that lies between the principal building or buildings and the nearest lot line. The minimum required yard shall be unoccupied and unobstructed from the ground upward and downward except as provided within this Chapter.

YARD, FRONT – A space extending the full width of the lot between any building and the front lot line and measured perpendicular to the building at its closest point to the front lot line. Said "front yard" shall be unoccupied and unobstructed from the ground upward, except as may be permitted elsewhere in this Chapter.

YARD, REAR – A space extending across the full width of the lot between the principal building and the rear lot line and measured perpendicular to the building at its closest point to the rear lot line. Said "rear yard" shall be unoccupied and unobstructed from the ground upward, except as may be permitted elsewhere in this Chapter.

YARD, SIDE – A space extending from the front yard to the rear yard between the principal building and the side lot line. Said "side yard" shall be unoccupied and unobstructed from the ground upward, except as may be permitted elsewhere in this Chapter. 35-7.2. City of Summit Development Regulations

YARD, SIDE (TOTAL) – The combined side yard linear dimensions of a lot relative to its lot width expressed as a percentage.

YARD, REQUIRED FRONT – The minimum open space established by the zoning ordinance and situated between the right-of-way line and the permitted building line, extending between side property lines. In the case of irregular lots the "front yard" shall extend to a line where the width complies with this Chapter. In the case of corner lots, the front yard shall be measured along all adjoining streets.

YARD, REQUIRED REAR – The minimum open space established by the zoning ordinance and situated between the rear property line and the permitted building line and extending between side property lines.

YARD, REQUIRED SIDE – The minimum open space established by the zoning ordinance and situated between a side property line and the permitted building line, and between the required front and rear yards. "Combined side yard" means the total width of the two (2) side yards expressed as a percentage of the lot width.