

Independence Township
908-637-4133 Ext. 1023
Hours: Wednesday 7am - 9 am

“HOW TO” ZONING

When considering changes to your property in Independence Township, you will most likely require both zoning and construction permits. Below is a general outline of when a zoning permit is required and how to obtain one.

COMMON ZONING PERMIT REQUIREMENTS

- Changes of use- Residential i.e. converting a garage to an office/living space or an attic to a bedroom
- Change of use – Commercial i.e. converting a building or unit from storage to retail or professional office
- New Residence – See “How To” – New Homes
- Any increase in height or sq. footage
- Garages/Barns
- Sheds of any size
- Decks/Gazebos
- Additions
- Fences & Walls
- Erection of Signs
- Pool and Hot Tubs
- Fixed Generators
- New Business and/or Use

(This is not an inclusive list. If the work you would like to perform is not listed above, it is your responsibility to ask the Zoning Official if a permit is required.)

WHEN A ZONING PERMIT IS REQUIRED

Fill out a Zoning Permit Application which can be obtained at the Municipal Building and submit it to: David Diehl, Zoning Officer along with a plot plan with the proposed addition/change drawn where it will be located (a copy of your survey or an accurately hand drawn site map showing your boundary lines may be acceptable for residential applications).

Independence Township consists of various zoning district. Attached is a chart listing the general bulk requirements for each zone in the Township.

This is a general guide and it shall be noted the zoning permit does not release the applicant of any responsibility to obtain any other permits or necessary approvals (local, county, or state).

LAND DEVELOPMENT

255 Attachment 1 Township of Independence

Schedule of Limitations

[Amended 12-28-1989 by Ord. No. 89-28; 7-29-1991; 7-8-1997 by Ord. No. 97-8;
10-14-1997 by Ord. No. 97-12; 10-13-1998 by Ord. No. 98-6; 9-14-1999 by Ord. No. 99-4; 6-16-2003 by Ord. No. 03-9]

Zone	Lot Size	Lot Width Measured at Setback (feet)	Front Yard Setback From Right-of-Way (feet)	Rear Yard (feet)	Side Yard (feet)	Building Height (feet) ⁶	Minimum Unit Floor Area (square feet)	Maximum Lot Coverage	Gross Density Units per Acre
AR	10 acres	400	100	50	50	35 ¹	1,000	10%	0.1
R-2	2 acres	200	65 ⁴	50	30	35	1,000	10%	0.5
R-1	1 acre	150	50 ⁴	30	30	35	1,000	10%	1.0
R-1/2	20,000 square feet	100	35	30	25	35	1,000	15%	0.46
R-3	3 acres	300	75	75	50	35	1,000	10%	0.333
R-4	4 acres	350	100	75	50	35	2,000	10%	0.25
PRD-4			See § 116-99.1						
PRD-IH			See § 116-99.2						
PSCRD			See § 116-99.3						
PRD-SC			See § 116-99						
RM	10 acres	450	65 from public right-of-way, 30 from interior development roadway	60	60 from other structures	35	As provided in RM regulations	40%	8.0
B	1 acre	150	60 ³	25	25	35	—	50%	—
COM/PROF	10 acres	400	150	75	75	35	—	50%	—
I	2 acres	250	75	50 ²	75 ²	35	—	30%	—
IL	5 acres	300	75	50	75	35	—	30%	—
O/IL	5 acres	300	75	50	75	35	—	50%	—
B/IL/WT	Same as for O/IL								
OR	3 acres	200	65 ⁵	50	50	35	—	30%	—

NOTES:

- 1 Except for farms or public buildings.
- 2 Yards shall be 100 feet where property adjoins any R Zone.
- 3 Parking is permitted in the front yard.
- 4 Flag-shaped lots with minimum frontage of 40 feet are permitted, provided that:
 - (1) The interior portion of a flat lot in the R-1 Zone conforms to area, lot and yard requirements of the R-2 Zone and the interior portion of a flag lot in the R-2 Zone shall conform to the area, lot and yard requirements of the R-3 Zone.
 - (2) Minimum road frontage is 40 feet.
 - (3) The flag shaft shall not be less than 150 feet in length.
 - (4) Each flag lot shall have its own accessway, except that two adjoining flat lots may share the same roadway, provided that the total frontage is 80 feet.
- 5 Front yard setback of 65 feet applies to structures with no front yard parking. If front yard parking is provided, the parking space front yard is 50 feet.
- 6 In all residential zones, not to exceed 24 feet from the finished grade of the structure to the eave of the roof surface, exclusive of chimneys, antennas and other similar fixtures.
- 7 No flag-shaped lots shall have their access from a cul-de-sac turnaround.
- 8 The flag lot shall not hinder or impede access to adjacent properties or interfere with the circulation plan element of the Township or County Master Plan.
- 9 No more than two flagstaffs shall be located together.
- 10 Except as hereinbefore provided, flagstaffs on the same side of the road shall be less than 300 feet apart in the R-1 Zone and 400 feet apart in the R-2 Zone.