

Independence Township

“HOW TO” WITH ZONING – NEW HOMES

When considering building a new home in Independence Township, the following is a general overview of requirements prior to applying for and/or approval from zoning

1. Survey/site plan with layout of proposed dwelling, well, septic, driveway and setbacks (front, side and rear)
2. Warren County Board of Health approval for well and septic with approved bedrooms.
3. Warren County Soil Conservation District letter as to disturbance (with approved plans or exemption)
4. Set of house plans (can be unsealed) for review/file as to building size, height, layout/bedrooms
5. Driveway – Copy of County access permit if applicable and Township access permit from Finelli Consulting Engineers (Township Engineers) 908-835-9500
6. Completed zoning application with the required \$100.00 fee. Checks made payable to Independence Township
7. Letter as to wetlands if applicable.
 - a. Letter of Interpretation (L.O.I.) or
 - b. Letter of Exemption (L.O.E. or
 - c. Certified letter from professional engineer or surveyor stating reasons why the above is not required. (You may want to clarify, confirm if this will be acceptable to the Construction Official).
 - a) and b) issued by the New Jersey Department of Environmental Protection
8. Highlands Preservation Area – Required approval prior to any Zoning Application and/or consideration.

It shall be noted, a Zoning Permit does not release the applicant of any responsibility to obtain any other permits or necessary approvals.

Warren County Health Department
700 Oxford Rd. Rt. 625
Oxford, NJ 07863
908-475-7960

Warren County Engineering Office
William Gleba
165 County Rt. 519 South
Belvidere, NJ 07823
908-475-6545

Upper Delaware Conservation District
51 Main Street Suite B.
Blairstown, NJ 07825
908-852-2579

NJ Dept. of Environmental Protection
Coastal & Land Use Compliance &
Enforcement
401 East State St., PO Box 420
Trenton, NJ 08625-0420
Main 609-292-1240 Land Use 609-292-0060

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; 6-23-2008 by Ord. No. 2008-09; 6-9-2009 by Ord. No. 2009-03]

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		0.1
R-2	2 acres	200	65 ⁴	50	30	35	1,000	20%	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	20%	0.333
R-4	4 acres	350	100	75	50	35	2,000	20%	0.25
PRD-4									
PRD-1H									
PSCRD									
PRD-SC									
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:

- Except for farms or public buildings.
- Yards shall be 100 feet where property adjoins any R Zone.
- Parking is permitted in the front yard.
- Flag-shaped lots with minimum frontage of 40 feet are permitted, provided that:
 - The interior portion of a flag 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. The interior portion of a flag lot in the R-3 Zone shall conform to the area, lot and yard requirements of the R-4 Zone, and the interior portion of a flag lot in the R-4 Zone shall conform to the area, lot and yard requirements of the R-4 Zone.
- 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.
- 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.
- Minimum road frontage is 40 feet.
- The flag staff shall not be less than 150 feet in length.
- 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.
- No more than two flagstaffs shall be located together.
- Except as hereinbefore provided, flagstaffs on the same side of the road shall be not less than 300 feet apart in the R-1 Zone and not less than 400 feet apart in the R-2, R-3 and R-4 Zones.
- No flag-shaped lots shall have their access from a cul-de-sac turnaround.
- 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.