

TOWNSHIP OF TEANECK
BUILDING DEPARTMENT
APPLICATION FOR ZONING PERMIT

INSTRUCTIONS FOR COMPLETING THE ZONING WORKSHEET

All information requested on the **Zoning Worksheet** must be submitted in order for the **Zoning Permit Application** to be deemed complete. If an Applicant is unable to perform these calculations, the Applicant may need to obtain the assistance of an architect, engineer or surveyor.

The **Maximum Building Coverage** and **Maximum Lot Coverage** for each **Zone District** can be obtained from the Zoning Staff at the Building Department offices or in the **Development Regulations** section of the Town Code available on the Township's website at www.teanecknj.gov . Multiply these percentages times the lot area to determine the maximum coverage in square feet. The definitions of both **Building Coverage** and **Lot Coverage** are contained in Teaneck Town Code Section 33-3 and reads as follows:

Building coverage. That area of a lot covered by buildings measured on a horizontal plane around the periphery of the foundation(s) and including the area under the roof of any structure supported by columns, but not having walls, as measured around the extremities of the roof above the columns.

Lot coverage. The area of a lot covered by buildings, paved surfaces and accessory uses.

Special rules apply to the calculation of driveway coverage for lots with widths of less than 60 feet. These rules are contained in Teaneck Town Code Section 33-24 (a) (4) d. and reads as follows:

Permissible deviation from lot coverage standard. Notwithstanding the foregoing, a lot with less than a sixty-foot frontage and containing a lot area not exceeding 6,000 square feet and where there exists a detached garage located within the rear yard, the lot coverage of the driveway area only shall be calculated as follows:

- 1.The square foot area of the driveway located within the front yard shall be multiplied by a factor of 100%.
- 2.The square foot area of the driveway located within the side yard and rear yard shall be multiplied by a factor of 50%.
- 3.The total driveway area, for the purpose of calculating lot coverage, shall be the sum of the above areas.
- 4.This provision shall not apply if the subject lot is a corner lot.

Special or unusual conditions pertaining to any of the **Items** of the Worksheet should be indicated in the **Remarks** section of each line. Be aware that the Zoning Staff must be able to understand the extent and details of the project for a complete review to occur. If necessary, key the **Items** of the worksheet to the **Site Plan** submitted with this application.

If questions arise concerning the completing of the Zoning Permit Application, contact the Building Department at 201-837-1600 Ext 1100 and ask to speak with a member of the Zoning Staff. Applicants may also request either office or site meetings to review their projects.