

# TOWNSHIP OF BLAIRSTOWN

**OFFICE OF THE ZONING OFFICIAL**

**Phone: 908-362-6663, EXT. 231**

**Fax: 908-362-9635**

## “HOW TO” WITH ZONING – RESIDENTIAL

When considering changes to your property in Blairstown 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

New Residence	Pools and Hot Tubs
Change of use – Residential:	Garage/Barns/Sheds of any size
i.e. converting a garage to an office/living space	Decks/Gazebos
i.e. an attic to a bedroom/living space	Fences/Walls
i.e. finish off basement to living space	Solar panels – Arrays
Any increase in height or square footage	Yard/Garage sales
Additions/Alterations	Fixed generators

**This is not an inclusive list. If the work you are planning is not listed above, it is your responsibility to ask the Zoning Official if a permit is required.**

### WHEN A ZONING PERMIT IS REQUIRED

Complete a Zoning Permit Application, which can be obtained in the Municipal Building and submit it to David Diehl, Zoning Official, 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 is acceptable for resident applications). The fee for the zoning permit will be indicated on the application.

Blairstown consists of various zoning districts. R-5 Single Family Residential is the largest. Below is a chart listing the general bulk requirements for that district, governed by lot size.

	Existing 1 – 3 acres	Existing 3 – 5 acres	5 acres or greater	
Principal Building Minimum			Dwelling	Office
Lot frontage	150'	200'	300'	
Lot width	150'	200'	300'	
Lot depth	200'	300'	500'	
Side yard (each)	25'	50'	75'	
Front yard	50'	50'	75'	
Rear yard	50'	75'	100'	
Accessory Building Minimum				
Distance to side line	15'	30'	50'	
Distance to rear line	15'	30'	50'	
Distance to other building	20'	20'	20'	
*Aggregate coverage	30%	40%	50%	

\* Note: In any case, the aggregate coverage of all accessory buildings/structures on a lot shall not exceed the percentage noted above of the coverage of the principal building on the lot

\*\* Pools (above ground and in ground) are considered accessory structures and can only be located in the side or rear yard

In a Planned Development, the above bulk requirements may be different.

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