

# Blairstown Township

Phone: 908-362-6663 ext. 231 Fax: 908-362-9635

Hours: Mon 9-2:30 Wed 1-5 pm

## “HOW TO” WITH ZONING

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

ξ Change of use –Residential	ξ Any Increase in height or sq. footage
ξ i.e. Converting a garage to an office/living space or an attic to a bedroom.	ξ Garages/Barns
ξ Change of use- Commercial	ξ Sheds of any size
ξ i.e. converting a building or unit from storage to retail or professional office.	ξ Decks/ Gazebos
ξ New Residence	ξ Additions
	ξ Fences & Wall
	ξ Brection of signs
	ξ Pools and Hot tubs

(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 is acceptable for residential applications).- The fee for the zoning permit is assessed by the improvement/change proposed and are listed on the back of the application.

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

Principal Building Minimum	Existing 1-3 Acres	Existing 3-5 Acres	5 Acres or Greater
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 & Structure 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. Can only be located in side or rear yard

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).