



# WEYMOUTH TOWNSHIP OF WEYMOUTH

TOWNSHIP 1695 • CONSTABLEWICK IN GLOUCESTER COUNTY 1694  
 INCORPORATED 1798 • TOWNSHIP IN ATLANTIC 1837

## ZONING PERMIT APPLICATION

**FEE: \$25.00**  
 Check No. \_\_\_\_\_

Address	
Block	
Lot	
Zone	

Existing Use	<input type="checkbox"/> Residential	<input type="checkbox"/> Vacant Land	<input type="checkbox"/> Commercial	<input type="checkbox"/> Other:
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Application For	<input type="checkbox"/> New Single Family Dwelling	<input type="checkbox"/> Fence	<input type="checkbox"/> Accessory Use
<input type="checkbox"/> Deck/Patio	<input type="checkbox"/> Pool/Hot Tub	<input type="checkbox"/> Addition	<input type="checkbox"/> Shed
<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Pole Barn	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Home Occupation
<input type="checkbox"/> Other:			

Was a township land use board approval required for this improvement and/or property?		
<input type="checkbox"/> No	<input type="checkbox"/> Yes; Board Resolution Number:	Date:

Pinelands Certificate of Filing (or other Commission approval) required?		
<input type="checkbox"/> No	<input type="checkbox"/> Yes; Pineland Certificate of Filing Number:	[Attach CoF Documents]

Corner Lot	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Square Footage of Trees to be Removed		
Height of Structure/Building (s)		
Lot Coverage Percentage		
Property Taxes Current	<input type="checkbox"/> Yes	<input type="checkbox"/> No; Taxes Owed/Liens

Owner/Applicant	
Address	
City, State, Zip	
Email	
Phone	

Under penalties of perjury, I declare that I am the owner, or the duly authorized agent of the owner who has authorized this application, or I am a developer as defined pursuant to NJS 40:55D-4, and that the full zoning permit application, statements, and all materials submitted are true, accurate, and complete.

\_\_\_\_\_  
 Applicant Signature Date

\_\_\_\_\_  
 Print Applicant Name

### “MIND THINE OWN BUSINESS”

WEYMOUTH TOWNSHIP • 45 SOUTH JERSEY AVE., DOROTHY, NEW JERSEY 08317  
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## ZONING PERMIT APPLICATION

### Zoning Permit Application Instructions

- (1) **This application is only for residential uses, residential principal and accessory structures, and permitted use determination.** Any multifamily, commercial, or industrial structure development, to include accessory structures, **MUST** be filed with the township land use board. The zoning official has no jurisdiction.
- (2) Every block of information must be filed out. If something does not apply, insert “N/A” for Not Applicable.
- (3) Attach a check or money order for **\$25.00** payable to the Township of Weymouth.
- (4) **All applications MUST have an attached plot plan drawn to scale.** It is preferable the plot plan is from a surveyor—however this is not required. **All distances/measurements/buildings/structures must be shown.** This includes, but is not limited to: lot lines, setbacks, height, dimensions of all structures and pavements, distance from each structure to the others, utility line locations, septic system/well system locations, tree removal area, lot coverage calculations, etc.
- (5) The Zoning Official reserves the right to require additional information to process your application. This may include: wetlands delineation letters and/or maps, sealed surveys, Pinelands, DEP, CAFRA, ACE approvals, public and private easements, ownership proof, option or contract to purchase, power of attorney/will authorization, corporate documents, etc.
- (6) **The Oaks of Weymouth owners (PFA-MH zone): You must attach a development approval from Hometown America with this application.**

Address/Block/Lot/Zone: Place all the required information in the blocks. For zone:

[http://tax1.co.monmouth.nj.us/cgi-bin/prc6.cgi?&ms\\_user=monm&passwd=data&srch\\_type=0&adv=0&out\\_type=0&district=0123](http://tax1.co.monmouth.nj.us/cgi-bin/prc6.cgi?&ms_user=monm&passwd=data&srch_type=0&adv=0&out_type=0&district=0123);

then enter your address under “Location” and search our your address. Your zone is listed under “Zone” on the left side of the screen. You can also phone/email the zoning official for assistance.

Existing Use: Check the current use of your property.

Application For: Check each box for all development that you propose in this application. Use the “Other” box to describe your development and/or list the material used for your fence or what type of home occupation you will be engaging in.

Land Use Board Approval: If you received a Weymouth Township Land Use Board approval, enter the resolution number and date in the application. If you believe you need a variance, site plan approval, or subdivision approval, you do not need to file this zoning application first. You can directly apply to the land use board by filing their application.

Pinelands: If your property is west of Route 50 you are in the Pinelands area and you may need approval from the Commission. New single family dwellings are NOT exempt from Pinelands approval. Exemptions to Pinelands approvals can be found at:

[§155-73A](http://§155-73A) or <https://www.nj.gov/pinelands/appli/tools/new%20forms/Application%20Exemption%20Guidance%20Document.pdf>

Corner Lot/Trees/Height/Lot Coverage/Property Taxes: Corner lots have two front yards and must meet the front yard setbacks on both. Lot coverage is determined by adding up all the square footage of anything water can't go through (including pools, walkways, stone driveways) and dividing that total by your total lot acreage. If your lot is listed in acres: total acres/43560 sqft = your lot's square footage. Property taxes/liens can be found at: <https://wipp.edmundsassoc.com/Wipp/?wippid=0123>

Owner/Applicant: Only the owner(s), holder(s) of an option or contract to purchase, or other person with an enforceable proprietary interest in land are permitted by law to file for a zoning permit application. All owners must sign the declaration (attach additional sheets as necessary). If you are not the owner, you **MUST** attach supporting documents to this application.

**All Applications will be approved or denied within 10 business days starting the next day after your submission of a completed application. If you are missing information you will receive notice in the mail of the deficiencies and will delay the application decision.**

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## ZONING PERMIT APPLICATION

### Schedule of Yard, Area, and Building Requirements (Bulk Table)

<https://ecode360.com/attachment/WE1472/WE1472-155a%20Sch%20of%20Yard,%20Area%20and%20Bldg%20Reqs.pdf>

Zone	Lot Area	Minimum Lot Requirements (feet)		Minimum Required Yard (feet)						Maximum Height			Maximum Percentage of Building Coverage (percent)		Floor Area Ratio	Minimum Buffer (feet)	
				Principal Building			Accessory Buildings			Principal Building		Accessory Building (feet)	Principal Building	Accessory Building			
		Lot Width	Lot Depth	Front	Side	Rear	Front	Side	Rear	(stories)	(feet)						
<b>Pinelands</b>																	
PFA-25	25 acres	250	400	200	40	50	200	50	50	2	35	35	5% <sup>1</sup>		—	—	
PFA-20	20 acres	250	400	200	40	50	200	50	50	2	35	35	5% <sup>1</sup>		—	—	
PFA-10	10 acres	250	400	200	40	50	200	50	50	2	35	35	5% <sup>1</sup>		—	—	
PVR	5 acres	250	400	50	40	50	50	50	50	2	35	35	5% <sup>1</sup>		—	—	
PFA-MH <sup>1</sup>	5,000 square feet	50	100	50/15 <sup>2</sup>	20	15	50	5	15	1	18	8			—	—	
PVC	5 acres	250	400	100	12	30	100	10	10	2	35	25	35%	5%	0.35	50	
<b>Non-Pinelands</b>																	
R-R	5 acres	250	400	50	40	50	50	50	50	2	35	35	5% <sup>1</sup>		—	—	
R-1	1 acre	200	200	50	35	35	35	10	10	2	35	25	15%	5%	—	—	
R-2	10,000 square feet	100	100	35	15 <sup>3</sup>	20	35	5	5	2	35	15	20%	5%	—	—	
C	0.5 acre	200	200	100	12	30	100	10	10	2	35	15	35%	5%	0.35	25	

**NOTES:**

- <sup>1</sup> Based on Chapter 173, Mobile Home Parks, of the Code of the Township of Weymouth.
- <sup>2</sup> Fifty feet from the near side of any public road and 15 feet from the near side of any park roadway. See Ch. 173, Mobile Home Parks, § 173-2H.
- <sup>3</sup> Maximum percent of building coverage may total 5% for both principal and accessory buildings.
- <sup>4</sup> Notwithstanding the minimum lot areas set forth herein, no such minimum lot area for a nonresidential use within the PFA-25, PFA-20, PFA-10 or PFA-MH zones shall be less than that needed to meet the water quality standards of § 155-\_\_\_ whether or not the lot may be served by a centralized sewer treatment or collection system.
- <sup>5</sup> Where there are adjacent principal buildings on either side, the average front yard setback of the adjacent principal buildings, whichever is less.

Setbacks can be found in the “Principal Building” or “Accessory Buildings” sections. Everything which is not your main residence is considered accessory (sheds, pools, detached garages, pole barns, etc).

Accessory Building/Structures are not limited by site coverage, but by their definition:

**ACCESSORY USE OR BUILDING**

A subordinate use or building, the purpose of which is incidental to that of a main use or building on the same lot, except that:

- A.** In the R-1, R-2, PFA-MH and C zones, any structure with a floor area in excess of 500 square feet or a building containing living space shall never be considered an accessory building; and
- B.** On **nonconforming size lots** in the R-R, PFA-25, PFA-20, PFA-10, PVR and PVC zones, any structure with a floor area in excess of 500 square feet or a building containing living space shall never be considered an accessory building; and
- C.** On **conforming size lots** in the R-R, PFA-25, PFA-20, PFA-10, PVR and PVC zones, any structure with a floor area in excess of 1,200 square feet or a building containing living space shall never be considered an accessory building.

\*Floor area is not the same as Floor Area Ratio. Floor area ratio only exists in the PVC and C zones.

Other Accessory Building Requirements (see §155-36):

- accessory building attached to principal building shall meet same setback requirements
- no accessory buildings in front yard except in R-1 zone properties on the Egg Harbor River
- accessory buildings may occupy more than 25% of the rear or side yard unless accessory building is greater than 16 feet in height
- detached accessory structures shall not be less than 5 feet from the principal building
- must be on same lot as principal building

Fences (see §155-98):

- prohibited in PFA-10, PFA-20, PFA-25, PFA-MH, PVR, R-2
- no setback but must be within property lines
- max height of 6 feet, unless not open and within 50 feet of front lot line or river/stream → then max 36 inches high
- no multicolored fences

Pools (see §155-127):

- must be in rear yard unless your lot is in the R-2 zone
  - if in the R-2, your pool can be in the side or rear yard with a 5 foot setback
- all pool equipment must be 20 feet from all lot lines
- all above ground pools with 50 feet of another property must have suitable drainage system

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