



# Borough of Riverdale

91 Newark Pompton Turnpike, Riverdale, New Jersey 07457  
973-835-4060 Fax: 973-835-0783  
zoning@riverdalenj.gov



## APPLICATION FOR A ZONING PERMIT

**Property Survey must accompany ALL Applications for a Zoning Permit.**

**BLOCK** \_\_\_\_\_ **LOT** \_\_\_\_\_ **STREET ADDRESS** \_\_\_\_\_

**PROPERTY OWNER** \_\_\_\_\_

**HOME PHONE** \_\_\_\_\_ **CELL** \_\_\_\_\_ **BUSINESS PHONE** \_\_\_\_\_

**APPLICANT** *(If different from Owner)* \_\_\_\_\_

**Approvals sent via E-Mail** \_\_\_\_\_ **Other** \_\_\_\_\_

### PROPOSED USE

**1. NEW SINGLE FAMILY HOUSE** \_\_\_\_\_

**DIMENSIONS OF NEW STRUCTURE:** LENGTH \_\_\_\_\_ WIDTH \_\_\_\_\_ HEIGHT \_\_\_\_\_ # STORIES \_\_\_\_\_

LOT AREA \_\_\_\_\_ **square feet** LOT COVERAGE \_\_\_\_\_ % DRIVEWAY DIMENSIONS \_\_\_\_\_

**ACCESSORY BUILDING/GARAGE:** SIZE \_\_\_\_\_ LOT COVERAGE \_\_\_\_\_ % USE \_\_\_\_\_

**2. RESIDENTIAL ADDITION OR ALTERATION - Describe** \_\_\_\_\_  
\_\_\_\_\_ **SIZE** \_\_\_\_\_

**3. DECK** LENGTH \_\_\_\_\_ WIDTH \_\_\_\_\_ HEIGHT ABOVE GROUND LEVEL \_\_\_\_\_ **MULTI-LEVEL** \_\_\_\_\_

**4. POOL/HOT TUB** IN-GROUND \_\_\_\_\_ ABOVE GROUND \_\_\_\_\_ HOT TUB \_\_\_\_\_ DIMENSIONS \_\_\_\_\_

DECK AROUND POOL \_\_\_\_\_ DIMENSIONS \_\_\_\_\_ FENCE AROUND POOL \_\_\_\_\_ DIMENSIONS \_\_\_\_\_

**5. FENCE FRONT YARD AREA:** Height \_\_\_\_\_ Length \_\_\_\_\_ Material \_\_\_\_\_ Color \_\_\_\_\_

Does the Front Yard Fence consist of no more than 50% solid material evenly distributed? \_\_\_\_\_

**SIDE AND REAR YARD AREAS:** Height \_\_\_\_\_ Length \_\_\_\_\_ Material \_\_\_\_\_ Color \_\_\_\_\_

Good Side Facing Out for All Fences? \_\_\_\_\_ Gate Opens onto Property? \_\_\_\_\_ Within 10' of Driveway? \_\_\_\_\_

**6. SHED** Length \_\_\_\_\_ Width \_\_\_\_\_ Height \_\_\_\_\_ Square Feet \_\_\_\_\_ Slab \_\_\_\_\_ Footings \_\_\_\_\_

**7. DRIVEWAY** Length \_\_\_\_\_ Width \_\_\_\_\_ Coverage of Front Yard \_\_\_\_\_ %

**8. AIR CONDITIONER OR GENERATOR** Pad Dimensions \_\_\_\_\_ Distance from: House \_\_\_\_\_ Property Line \_\_\_\_\_

# Borough of Riverdale

## *Application for a Zoning Permit - Page 2*

---

9. **KEEPING OF ANIMALS** Type of Animal \_\_\_\_\_ Number of Animals \_\_\_\_\_ Lot Size \_\_\_\_\_

10. **HOME OCCUPATION** Type of Occupation \_\_\_\_\_  
 Room to be Used \_\_\_\_\_ Square Feet of Occupation \_\_\_\_\_ Name of Individual \_\_\_\_\_

11. **CONDITIONAL USE** 2nd Floor Apartment \_\_\_\_\_ School \_\_\_\_\_ Theater \_\_\_\_\_ Gas Station \_\_\_\_\_ Auto Dealership \_\_\_\_\_  
 House of Worship \_\_\_\_\_ Parsonage, Convent or Rectory \_\_\_\_\_ Bank & Fast Food with Drive Up Window \_\_\_\_\_  
 Massage, Bodywork & Somatic Therapy \_\_\_\_\_ Adult Book/Video/Novelty \_\_\_\_\_  
 Lot Size \_\_\_\_\_ Building Size \_\_\_\_\_ Parking Spaces \_\_\_\_\_

12. **WIRELESS COMMUNICATIONS** Tower \_\_\_\_\_ # of Co-Locators \_\_\_\_\_ Antennas \_\_\_\_\_  
 Tower Height \_\_\_\_\_ Lot Size \_\_\_\_\_ Other Structures on Lot \_\_\_\_\_  
 Location of Nearest Tower \_\_\_\_\_ Distance \_\_\_\_\_ Approved Site Plan Attached \_\_\_\_\_

13. **NON-RESIDENTIAL ALTERATIONS OR ADDITION**

Principle Building: *Describe* \_\_\_\_\_  
 \_\_\_\_\_  
 Accessory Building: *Describe* \_\_\_\_\_  
 \_\_\_\_\_

14. **SIGNS** *Freestanding* \_\_\_\_\_ Dimensions \_\_\_\_\_ *Attached to Building* \_\_\_\_\_ Dimensions \_\_\_\_\_  
*Describe* \_\_\_\_\_

15. **AWNING** Size \_\_\_\_\_ Sign Part of Awning \_\_\_\_\_  
*Describe* \_\_\_\_\_

16. **OTHER** \_\_\_\_\_  
 \_\_\_\_\_

**Property Owner or Applicant's Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

---

**Application Fees**

Driveway	\$10
Shed	\$10
Air Conditioner	\$10
Fence	\$10
Generator	\$10
Deck	\$25
Pool & Hot Tub	\$25

Accessory Building/Garage	\$25
Sign	\$25
Minor Residential Alteration	\$25
Residential Alteration	\$35
New Single/Two Family Construction	\$50
Minor Non-residential Alteration	\$50
Non-residential Alteration	\$75
New Non-residential Construction	\$100

Continuing Change of Occupancy:	
Apartment	\$75
Residential	\$100
Commercial	\$100
Industrial	\$150
Certificate of Non-Conformity	
Zoning Officer Issued	\$100
Board of Adjustment	\$200

# **Borough of Riverdale**

## ***Pool, Deck, Shed, and Fence Regulations***

### **§168-33 Fences and Walls**

On any lot in any district, no wall of fence shall be erected or altered so that said wall or fence shall be over 4 feet in height in front yard areas except where otherwise restricted in a sight triangle easement pursuant to §168-26, and six feet in height in side and rear yard areas, except that:

- A. Dog runs shall be located in rear yard areas only and shall be set back from any lot line at least 10 feet.
- B. A private residential swimming pool area must be surrounded by fence at least 4 feet, but no more than 6 feet, in height. Swimming pool areas shall be located in rear yard areas only and said fence shall not require a minimum setback from any lot line.
- C. A tennis court area, located in rear yard areas only, may be surrounded by a fence a maximum of 15 feet in height, said fence to be set back from any lot line a minimum of 20 feet.
- D. Where fences are located within ten feet of a driveway or street intersection they shall not exceed 3 feet for a distance of 15 feet beginning from the street property line.
- E. Any fence shall have the front, or “finished” side of the fence facing the adjoining property line and/or street right-of-way. All structural supporting mechanisms of the fence structure shall face the interior of the subject lot.
- F. In any residential or mixed-used district, fences within a required front yard shall consist of no more than 50% solid material and shall be equally distributed throughout the entire length of the fence.
- G. All solid and semi-solid fences shall be of a substantial wood, composite, vinyl, iron, aluminum construction and be structurally sound and able to withstand wind and weather. Solid and semi-solid fences shall be of stock, basket weave, picket or shadow board design. No fence shall be erected or contain barbed-wire, topped with spikes, or constructed of any material or in any manner which may create dangers to public health and safety.
- H. Chain link fences (minimum 11 gauge) are permitted within the side and rear yards only.
- I. No fence shall be constructed of materials, or combination of materials which are likely to collapse under a person or animal of 100 pounds or less.
- J. All fences, including supporting posts or structures, must be located on the inside of the property line.
- K. Hedge rows, or similar vegetation planted for purposes of creating a full or partial barrier shall not exceed 4 feet in height where located within 15 feet of the street right-of-way, nor 3 feet in height where such plantings are located within a designated sight easement/triangle or within 25' of a street intersection.
- L. For purpose of applying height limits, multiple, staggered or tiered walls, and/or wall/fence combinations shall be considered single units unless the minimum horizontal distance between the top of any section or tier shall be 10 feet.
- M. The following fences and fencing materials are specifically prohibited: Barbed or Razor Wire, Cloth, Short, pointed fences less than 48 inches in height; Canvas; Electrically charged; Poultry fences; Turkey wire; Temporary, such as snow fences, unless on construction sites; Expandable or collapsible fences, except during construction of a building.
- N. No fence shall be multi-colored.
- O. All entrances or gates shall open onto the property.

### **§168-33 Decks and Patios**

- A. Within all one and two family residential zones, decks and platforms, whether freestanding or attached to a building, when located in a rear or side yard, shall meet the following yard setback requirements:
  - 1. The setbacks for decks and platforms may be reduced by twenty-five (25%) percent from the requirements in Schedule D.
- B. Within all multi-family residential and non-residential zones, decks and platforms, whether freestanding or attached to a building, shall meet the side and rear yard setback requirements for the particular zone.
- C. Decks and platforms, whether freestanding or attached to a building, are prohibited within the front yard and side yards.
- D. Porches, as defined herein, are permitted within the front yard but must meet the front yard setback requirements for principal buildings in that zone provided however, they are attached to principal building by a common wall.

# **Borough of Riverdale**

## ***Pool, Deck, Shed, and Fence Regulations***

### **§168-32 Private Storage Sheds**

- A. No private residential storage shed shall be constructed or installed on any lot unless the lot contains a residential building. Storage sheds shall be located in rear yard areas only and shall meet the setback distances for accessory buildings as specified for each particular zoning district.
- B. Storage sheds shall meet the maximum lot coverage for accessory buildings as specified for each particular zoning district in Schedule D and no individual storage shed shall exceed an area of 200 square feet. Any structure used as a storage shed greater than 200 square feet shall require a permanent foundation and require site plan approval by the Board. Any such storage shed shall have a sloping roof and shall be designed so as to be compatible with the residential surroundings.
- C. Storage sheds shall be firmly anchored to the ground to insure stability. All sheds having an area of one hundred (100) square feet or more shall be placed on a concrete slab approved by the Construction Department.
- D. No residential uses shall contain more than two (2) storage sheds on any one lot.

### **§ 168-31 Swimming Pools, Hot Tubs, Spas and Man-Made Bodies of Water.**

- A. No private swimming pool shall be constructed or installed on any lot unless the lot contains a residence building. Pools shall be located in the rear yard areas only and shall in no case be located closer than ten (10) feet to any lot line.
- B. A swimming pool shall occupy no more than fifty (50%) percent of the available rear yard area in which it is located.
- C. A private residential swimming pool area must be surrounded by a suitable fence with a self-latching device at least 54 inches high, self-closing, opening-out gate at least four (4) feet, but no more than six (6) feet, in height, and said fence shall not require a minimum setback from any lot line.
- D. No private residential hot tub or spa or man-made body of water, either fixed or portable, shall be constructed or installed on any lot unless the lot contains a residential dwelling. Exterior hot tubs shall be permitted within the rear yard only and shall not be located closer than ten (10) feet to the property line.
- E. There shall be no physical connection which will permit pool water to enter the potable water supply line.
- F. Abandoned pool and unused private residential swimming pools situated on premises which are not occupied or dwelt in for a period exceeding sixty (60) days shall be drained or equipped with a swimming pool cover.
- G. All private swimming pools of the portable type hereafter constructed or installed shall have the entire surface area closed over by a cover when not in use or shall comply with the fencing requirement. Such cover shall be constructed of a material of sufficient strength to support one hundred (100) pounds at any one point. All covers shall be constructed so as to reasonably prevent access to the pool by any person other than the owner, members of the household and guests.
- H. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, the ladder or steps shall be surrounded by a barrier which meets the requirements of §168-31 C.
- I. Decks connected to above-ground pool to have a forty-eight (48) inch complying barrier and stair access to have a complying barrier and gate at the bottom of stairs or yard to have a complying fence protecting both the pool and deck.
- J. Pool filtering and heating systems to be minimum three (3) feet away from pool as to not be used to gain access to pool or pool yard to have a complying fence.
- K. Fences protecting pools to be entirely on owner's property in which pool is located. Cannot use neighbor's fence to protect pool.
- L. No pool shall be emptied so as to cause a nuisance or discomfort to adjoining property owners.