



Harrington Park - new jersey -

85 Harriot Avenue
Harrington Park, New Jersey 07640
201-768-7110
zoningofficial@harringtonparknj.gov
Office Hours: Mondays 10-11am

Zoning Permit

PROJECT GUIDELINES & FAQs

Pools

Swimming pools must be entirely enclosed by a barrier, a wall, or a fence that is at least 4' in height. You can either surround your entire property with a fence or enclose only the pool area. Pools also require a separate Soil Movement permit. Submit upon Zoning approval.

Fences

Maximum height is 5'. For corner lots, fence height cannot exceed 3' and must be within 10' of curb.

Sheds

Maximum size without a Building permit is 200 sqft' and height of 10'. Zoning permit still required.

Setbacks

Review the setback requirements below. If project exceeds these requirements, a variance may be needed.

Zone	Permitted Use	Area Sqft	Width	Depth	Frontage	Setbacks		
						Front Yard	Side Yard	Rear Yard
R-1	Residential District	10,000	75'	100'	80%	35'	15'	30'
R-2	Residential District	12,000	100'	100'	80%	35'	15'	30'
R-3	Residential District	18,000	125'	100'	80%	35'	15'	30'

**35' except where adjoining houses have front yards of less depth, thus reducing the requirement, but not less than 25'

Projects that Don't Require Zoning

- Residential Roofing
- Residential Siding
- Interior work (painting/cabinetry/cosmetic improvements)

The above are guidelines to help when applying for zoning of your project. The Zoning Official will review your application packet to ensure that the project meets the most up to date state and local requirements.

For more information on Harrington Park's codes and ordinances, visit <https://ecode360.com/HA0263>



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Zoning Permit APPLICATION

Worksite _____ Zone _____
Address _____ Block _____ Lot _____

Applicant Information

Name _____ Email _____
Address _____ Phone _____

Landlord/Owner Information (if different from Applicant)

Name _____ Email _____
Address _____ Phone _____

Project Type

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> A/C | <input type="checkbox"/> Deck | <input type="checkbox"/> Generator | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Driveway | <input type="checkbox"/> Patio/Walkway/Steps | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Construction Trailer | <input type="checkbox"/> Fence (required around pool) | <input type="checkbox"/> Pool/Hot Tub | <input type="checkbox"/> Other (describe) |

Project Description

- Flood Zone/Wetlands? Moving soil onto property? County Road?
*(*Note: Requires Soil Movement Permit)*

Application must be Accompanied By:

- Sealed Site Plan or Property Survey detailing project, dimensions, set backs, grading both existing and proposed
 Zoning Plan Review Fee of \$50 - check made out to "Borough of Harrington Park"
 ***COMMERCIAL SPACE:** Letter of intent & valid driver's license is **REQUIRED.** Purchase Lease Rent

I, the undersigned, attest that the above is true and accurate to the best of my knowledge and allow the Borough to inspect the property at any time.

Applicant Signature

**Incomplete applications will not be accepted. Please allow up to 10 business days for a response.*

(For Official Use Only)

Fee \$ _____ Check # _____ Initials _____ Date _____

- Approved _____
 Denied _____

Zoning Official _____ Date _____



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Zoning Permit WORKSHEET

Worksite

Zone _____

Address _____

Block _____

Lot _____

	R-1	R-2	R-3	EXISTING	PROPOSED	REMARKS
Lot area (sqft)	10,000'	12,000'	18,000'			
Cubic yards of soil movement						
Width*	75'	100'	125'			
Depth	100'	100'	100'			
Frontage	80%	80%	80%			
Front yard setback**	35'	35'	35'			
Side yard setback	15'	15'	15'			
Rear yard setback	30'	30'	30'			
Max. Lot Coverage	25%	25%	25%			
Height	15'-35'	15'-35'	15'-35'			
Improved Lot Coverage	45%	42%	35%			
Bedrooms 1 per 2,500 sqft of lot	4	4	6			

*R-1 Buildable at 72' wide and total of 7500 sqft if original house was shown prior to 1962 on the official tax/subdivision file map.

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