

Zoning Permit Instructions and Helpful Information

1. Locate your property on the zoning map and identify which zone the property is in.
2. Refer to the zoning bulk requirements sheet for the specific lot, yard and area bulk requirements for the zone. Input that information on the worksheet under the “Required” column.
3. Input the data for the “Existing” column. That information can be derived from your property survey.
4. Input the data for the “Proposed” column. That information is based on the limits and impacts of your project and project area(s)
5. List all areas (sq.ft.) of existing impervious coverage.
6. Calculate the existing impervious coverage areas as shown.
7. List all areas (sq.ft.) of proposed impervious coverage.
8. Calculate the proposed impervious coverage areas as shown.
9. Please remember to provide a phone number and email and to sign and date the application form.

Township of Verona Zoning Ordinances most commonly used.

- Pools (above or in ground) pools must be 10 feet to side and rear property line and no closer to a structure than 10 feet. Pool filters and equipment must be at least 5 feet from the property line.
- Patios may be located in any side or rear yard, provided that they are not closer than 5 feet to any property line.
- Detached Garages and or Sheds (Accessory Structures) Accessory structures such as these must be at least 8 feet to a side lot line and at least 10 feet to a rear property line. These structures cannot exceed 15 feet in height or 1½ stories.
- No mechanical equipment shall be located within a required minimum yard setback requirement and shall not exceed 5 feet from the structure they serve. No generator shall be permitted within a side yard.
- Fences: Cannot exceed 6 feet in height past the front of the dwelling towards the street. Fences forward of the front of the dwelling can be no higher than 3 feet and must stop 10 feet from the property line. The “good “or “finished” side of the fence, including the fence posts must be located no closer than 6 inches to the property line and must face outwards. The property owner and/or contractor shall be responsible to ensure that requirement is met. The township is not responsible for any and all discrepancies in regards to accuracy of the property survey and declaration of land ownership or boundary disputes between property owners.
- All sidewalk cafés and outdoor restaurant dining must have zoning approval and or planning board approval prior to operation of these specific uses.
- All signs whether permanent or temporary require zoning approval.
- Decks, If an existing building fails to comply with zoning setback requirements, uncovered decks may be added, provided that all of the following conditions are met:
 1. That the deck does not exceed 20% of the building footprint.
 2. That no portion of the deck shall be elevated more than four feet above grade, excluding handrails and guardrails.
 3. That the deck does not extend into the side yard beyond the line of the existing dwelling unless the deck meets the side yard setback requirements of this chapter.
 4. That the deck shall be no less than five feet from the side lot line and no less than 20 feet from the rear lot line.
- Unenclosed balconies, porches and steps may have a roof over same within the yard areas not to exceed the sized as follows: Front yard (5 feet projection, 35 sq.ft. total area); Side yard (3 feet, 15 sq.ft. total area); Rear yard (5 feet, 30 sq.ft. total area)

Please feel free to contact the engineering – zoning office should you have questions.

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