



City of Bayonne
DEPARTMENT OF MUNICIPAL SERVICES
DIVISION OF PLANNING & ZONING
MUNICIPAL BUILDING
630 AVENUE C
BAYONNE, NJ 07002
TELEPHONE: 201-858-6110 Fax: 201-858-6185
E-MAIL: ALosonczy@BAYNJ.org



Zoning Permit Information for
Fences/Walls

- Fill out the attached zoning permit application after you have read through the ordinance requirements.
- Your **completed application** and two copies of your property survey showing the location and dimensions (MUST include height) of the proposed fence/wall are required. Use a highlighter to indicate location on survey.

A. Mail in to City Hall to the attention of Room #18A
(Building Department)

OR

B. Place in the drop box in front of City Hall in an envelope marked Room #18A.

- A fee of \$50 in the form of cash, money order or check (payable to the City of Bayonne) is due when you pick up the permit from Room #18A.

Additional information may be required when applicable.

35-4.14 Fences, Walls and Buffers.

a. *Residential Districts.* In residential districts, fences and walls other than retaining walls shall be permitted in accordance with the following requirements:

1. Fences and walls on any side or rear property line shall not exceed six (6) feet in height.
2. No fence in a residential district shall contain barbed wire.
3. Fences and walls on any front property line shall not exceed four (4) feet in height, nor impede safe sight distance around the corner.
4. Fences and walls on corner lots may be a maximum of six (6) feet for one-half (1/2) the lot depth constituting the side property line relating to the principal entrance to the building and further provided that the remainder of fencing along such lot line or front lot line shall not exceed thirty-six (36) inches in height.
5. Fences shall be installed so that the "finished," or better, side of any fence faces the street or adjacent property.

b. *Commercial Districts.* Fences and walls other than retaining walls shall be permitted in accordance with the following requirements:

1. Fences and walls on side or rear property lines shall not exceed ten (10) feet in height.
2. Fences abutting residential properties shall be made of solid fencing material intended to screen the view of the commercial use from the residential lot.
3. Fences and walls located along frontages abutting street rights-of-way shall be of decorative materials and not exceed four (4) feet in height.
4. Fences and walls located on corner lots shall not impede safe sight distance around a corner.

c. *Industrial Districts.* Fences and walls other than retaining walls shall be permitted in accordance with the following restrictions:

1. Fences and walls may be located in any yard, provided they do not exceed twelve (12) feet in height inclusive of any additional apparatus such as barbed wire.
2. Chain link fences abutting street rights-of-way shall be visually obscured by planting material.
3. Fencing located on corner lots shall not impede nor obscure sight distance around a corner.

(Ord. No. O-95-12 § 33-4.14; Ord. No. O-01-19 § 4)

33-10.16 Fences or Walls.

a. Fences or walls in excess of two (2) feet in height shall be considered as accessory uses to a principal permitted use and are permitted in accordance with the standards set forth below:

1. Fences or walls two (2) feet to four (4) feet in height shall be permitted in all yards.

2. Fences or walls four (4) feet to six (6) feet in height shall be permitted only in the rear and side yards, up to and behind the front facade of the principal building.

3. All fences shall be set back at least three (3) inches from the property line.

b. *Industrial. General Regulations for Fences and Walls.*

1. No fence or wall shall be so constructed or installed so as to constitute a hazard to traffic or safety.

2. The face or finished side of a fence or wall shall face the adjacent property.

3. No fence or wall shall be constructed with barbed wire, metal spikes or other such dangerous material or constructed in such manner as to be dangerous to animals or humans.

4. Conspicuous chain link fencing without screening and/or landscaping shall not be encouraged.

(Ord. No. O-01-46 § 32-10.16)

33-10.17 Street Appurtenances, Obstructions and Sight Distance.

a. *Sidewalks.* Sidewalks shall be concrete, are required on all streets and shall have a minimum width of four (4) feet and a minimum thickness of five (5) inches. Sidewalk areas shall be landscaped and durably paved and shall be properly illuminated with adequate lighting as per subsection 33-10.10 above.

b. Traffic signs and control devices. These improvements, such as "Stop," "Yield" and "One-Way" signs, etc., shall be designed and installed in accordance with applicable Federal, State, County and municipal regulations. Recommendation as to their installation may be made by the Police Department or other competent agency.

c. *Street Trees.*

1. Street trees shall be required on all development applications. Trees shall be approximately forty (40) feet apart and located between the setback line and the street right-of-way line if possible (including the side street on corner lots) and not closer than twenty-five (25) feet from any existing or proposed streetlight or street intersection.

2. The trees shall be planted so as not to interfere with utilities, roadways or sidewalks.

3. Trees shall be nursery grown stock of not less than three (3) inches in caliper at breast height (dbh), with branches commencing not less than eight (8) feet above grade when planted and staked in an approved manner.



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JAMES M. DAVIS
MAYOR

Zoning Permit Application

Date Received: _____

Date Issued: _____

Application #: _____

Permit #: _____

Board App #: _____

Property Information

Property Address: _____ Block: _____ Lot: _____ Zone District: _____

Applicant's Information

Business Name: _____ Phone #: _____

Person to Contact: _____ E-mail: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Property Owner's Information Check here if owner is the applicant. If not, complete this section.

Name: _____ Phone #: _____

Address: _____ E-Mail: _____

City: _____ State: _____ Zip Code: _____

Current or Last Use of Property

Single Family Two Family Multi Family (# of units _____) Townhouse/Condo

Commercial (Specify type of business): _____ Vacant Land

Industrial (Specify type of business): _____

Other (describe): _____

Proposed Use of Property

Single Family Two Family Multi Family (# of units _____) Townhouse/Condo

Commercial (Specify type of business): _____ Vacant Land

Industrial (Specify type of business): _____

Other (describe): _____

Type of Zoning Permit Requested

New Construction Alteration/Addition Demolition Off-Street Parking

In-Ground Pool/Spa Above-Ground Pool/Spa Deck/Porch Sign

Accessory Structure (Shed, Detached Garage, Gazebo, etc.) Fence – Height: _____

Certification of Nonconforming Use/Structure Temporary Use/Sign

Use or Change of Use

Other (describe): _____

Detailed Description of Proposed Work or Use (attach additional sheets when necessary)

For proposed Use or Change of Use please provide a letter describing the principal use and any accessory use as well as a floor plan drawing indicating how the space would be allocated (PLEASE PRINT).

1. This application must be accompanied by sufficient information for the Zoning Officer to render a decision, including but not limited to the following:
 - (1) two true, accurate and complete copies of a current property survey (except when applying for a CCO) showing the proposed location of the work, drawn to scale;
 - (2) plot plans with lot lines, all existing and proposed buildings, alterations and/or additions with appropriate dimensions and elevations;
 - (3) dimensioned drawings of all proposed signs, accessory structures, and/or site changes if applicable; and
 - (4) where there is an easement or any other type of shared property rights, a complete copy of the filed deed on record with the Hudson County Register's Office, together with all exhibits to the deed that clearly reflect any and all easements or restrictions affecting the property.

2. If there is any easement or restriction on your property and that easement or restriction is affected in any way by the proposed work, you must provide with this permit application the written and notarized authorization to perform the proposed work by the property owner(s) who are in any way affected by the easement or restriction.

By signing this application, I am certifying under penalties of perjury that the above-stated information and any documents submitted in support of this application are true, complete and accurate; that the survey (if applicable) submitted with this application is a true representation of the property with the exception of any proposed work as part of this application; and that the copy of the filed deed that is submitted in support of this application is a true, accurate and complete copy of the deed that is recorded in the Hudson County Clerk's Office and includes any and all information regarding any easements or restrictions affecting my property.

Signature of Applicant

Date

Printed Name of Applicant