



Submittal Guidelines

Residential Plot Plan

Planning Definition:

Attached Dwelling Units: A residential building consisting of three or more single-family dwelling units, each located on a separate lot and having a separate outdoor entrance, that are attached by vertical party walls and are arranged in a side-by-side configuration. This use includes dwellings commonly referred to as “townhouses.”

Duplex or Multi-Family Residential Dwelling: A residential building which is not physically attached to any other principal structure, and which contains exactly two dwelling units, each with a separate outdoor entrance, that are attached by a vertical party wall and arranged in a side-by-side configuration. May be situated on one shared lot (two units on one parcel) or on individual lots (one unit per parcel).

Single-Family Detached Dwelling: A residential building which is not physically attached to any other principal structure and contains exactly one dwelling unit intended to be occupied by one family.

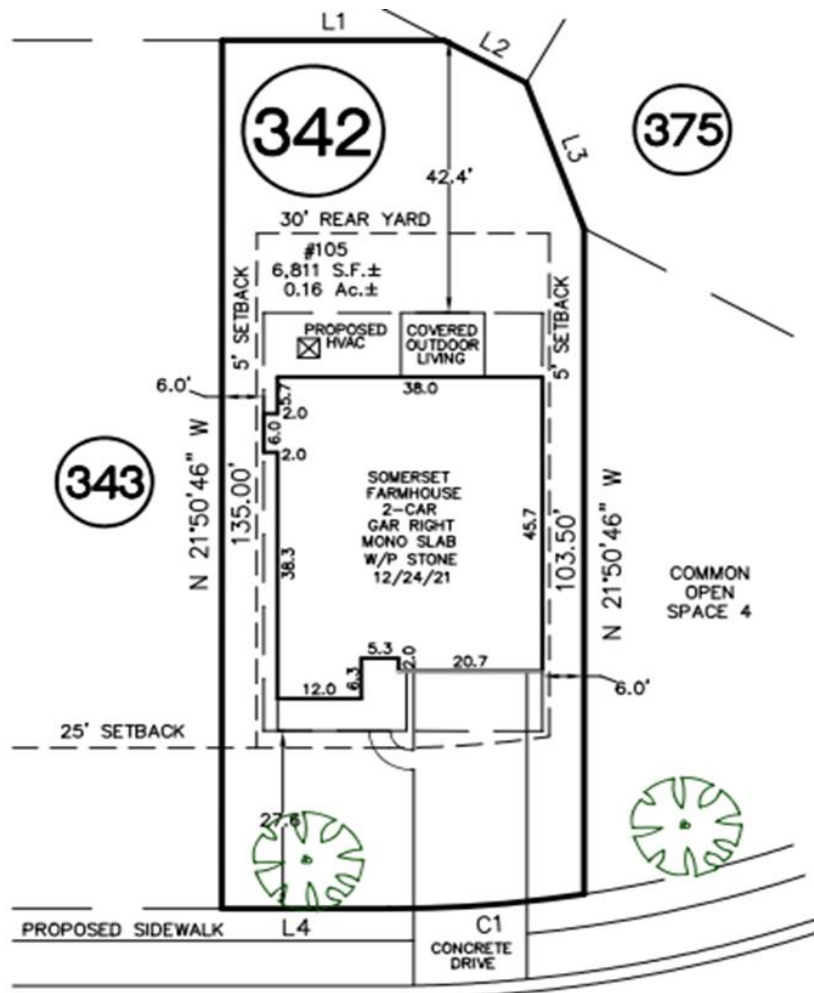
Design of Plot Plan/Site Plan for Review Purposes:

1. The dwelling orientation shall face a street or a common green or plaza landscaped with trees and shrubs. Pedestrian access to each dwelling shall be provided from the green or plaza by improved walkways and connect to the nearest street.
2. A multi-family building shall be set back from all private drives and parking lots a minimum of ten feet as measured from back of curb, or edge of pavement if no curb is provided. This provision shall not apply to projects located in the TD or DE zoning district.
3. All individual driveways serving front-load single-family detached or duplex dwellings shall be at least 20 feet long when measured from the edge of the sidewalk closest to the front façade.
4. Driveways for duplex dwellings shall be shared by both units in the duplex. The driveway may include a planted median strip up to five feet wide separating the two sides of the driveway.
5. Attached residential dwellings with front-load units shall have a minimum green space of 10 feet wide in front of each unit.
6. The minimum lot width at front setback for duplex dwellings shall correspond with the minimum lot width at front setback for single family detached dwellings for the applicable zoning district.

Building Permit Application Checklist:

Required applications may be submitted to <https://moorestownpermits.com> and will require the following:

- Soil and Erosion Control Form
- General Contractor information and all subcontractors' information
 - Project Permissions Affidavit form (allows subcontractors to access project and schedule their own inspections or upload post approval documents)
- Homeowner Trade Affidavit* - if homeowner will be installing Electrical, Mechanical or Plumbing
- If project is over \$40,000
 - Workers Comp Affidavit*
 - Lien Agent information
 - Homeowner Affidavit* (if homeowner will be acting as General Contractor)
- Site Plan:
 - Canopy tree at front of lot, not to interfere with location of driveway or pedestrian access
 - HVAC labeled and located at side or rear of lot
 - Distances from all structures and lot lines clearly labeled on the site plan.
 - Setbacks for the zoning district clearly indicated and labeled
 - Sidewalk drawn and labeled on the site plan
 - Patio clearly drawn on site plan as covered or uncovered



SITE PLAN example

(credit: Eastover Land Surveying Company, P.A.)