

ZONING DEPARTMENT
TOWNSHIP OF PARSIPPANY – TROY HILLS
1001 Parsippany Boulevard, Parsippany, NJ 07054
973-263-4373

New Single Family Dwelling Plot Plan Surveys, Foundation Location Surveys,
And Final As-Built Surveys Prepared by a Licensed Surveyor
Must Include the Following:

- ✓ Block and Lot
- ✓ Lot Area
- ✓ Front Yard Setback (actual distance – not building envelope)
- ✓ Side Yard Setback (actual distance – not building envelope)
- ✓ Rear Yard Setback (actual distance – not building envelope)
- ✓ Building Dimensions, Garage Dimensions, Deck Dimensions, etc.
- ✓ Building Coverage - Total Sq. Ft. and Percentage
(Must include detached garages and sheds. Cantilevers and overhangs are not included in the calculation of building coverage if they do not extend more than 2 feet from a building and are at least 4 feet above the grade directly adjacent to the projection. Bay and bow windows constructed no lower than 24 inches from the level of the finished floor of a residential structure and no larger than 16 square feet are not included in the cantilever or overhang restriction noted herein.)
- ✓ Impervious Coverage - Total Sq. Ft. and Percentage
(Must include everything on the lot – dwelling, deck, driveways – gravel or paved, sidewalks, etc.)
- ✓ Location of central air conditioning units, above ground storage tanks, etc. must be indicated on plot plan and final as-built.
- ✓ New surveys should only reflect proposed conditions and existing conditions that will remain.

NOTE 1: Applicant's must submit plans with elevations providing dimensions and square feet to verify compliance. Although certain cantilevers and bay/bow windows are excluded from building coverage, surveys submitted must still reflect their location.

NOTE 2: In all residential districts, accessory storage sheds, excluding sheds for registered motor vehicles, may cover an additional 100 square feet over and above the maximum building coverage permitted in the district.

NOTE 3: Effective immediately, the Building Department requires the foundation height to be shown on all Foundation Locations. (See Building Department for questions regarding this requirement.)