

### **30-7.8 Accessory Buildings and Structures.**

Unless otherwise specified in this chapter on the zone district schedule, accessory buildings and structures shall conform to the following regulations as to their locations on the lot:

a. *Location of Accessory Buildings.*

1. An accessory building attached to a principal building shall comply in all respects with the zoning requirements for the principal building.

2. Detached accessory buildings shall not be located in a front yard.

3. Detached accessory buildings shall comply with the zone district standards of the zoning Schedule of Area, Yard and Building Requirements with the following exceptions:

(a) A one (1) story detached garage may be located as provided under subsection 30-7.26, Garages.

(b) Not more than one (1) shed with a height of ten (10) feet or less and a floor area of one hundred (100) square feet or less may be located not less than five (5) feet from any side or rear lot line.

b. No detached accessory building, in any residential zone, shall be less than five (5) feet from a principal building.

c. No accessory building shall be constructed before the principal building.

d. Accessory buildings must be located on the same lot as the principal use to which they are accessory.

e. Where the front or side yard is on a river, a private, in-ground swimming pool (including cabanas, aprons, decks, walks, etc.) or boathouses may be built in such front or side yard provided that in the R-30 and R-20 Districts, a side yard and front yard setback of twenty-five (25) feet is maintained. In all other districts, side yard and front yard setbacks of ten (10) feet shall be maintained, however accessory structures such as cabanas and boathouses shall maintain a setback of fifty (50) feet or the average setback of structures on the abutting riverfront property, whichever is greater. However, in no event shall the required setback be more than seventy-five (75) feet.

f. The ground floor area of all accessory buildings may not exceed the following percentages of the ground floor of the principal building:

1. R-40, R-30, R-20 Zones, thirty (30%) percent;

2. R-15, R-10A, R-10B, R-10, R-7.5, R-5 Zones, forty (40%) percent;

3. B-1, B-2 Zones, fifty (50%) percent.

g. In a single-family zone district or on a lot with a single-family dwelling, an entry driveway or walkway may cross any yard area but not more than twenty-five (25%) percent of the front yard area shall be used as a driveway or for off-street parking

h. A porch, deck, patio, or similar structure designed to adjoin or as part of the principal building shall in all cases conform to the yard requirements for the principal building except where the structure has no roof and is constructed not more than six (6) inches above grade, it shall adhere to the yard requirements for an accessory structure. A porch, without a roof or structure above it, of less than one hundred (100) square feet in total size, inclusive of steps, is permitted in the front yard without regard to setback standards, provided that the porch contains a NJ UCC compliant stairway having not more than two risers, with an intermediate tread not exceeding 12 inches in depth. (Ord. No. 2018-02)

i. Fences and walls are regulated pursuant to subsection 30-7.25 of this chapter.

j. Signs are regulated pursuant to subsection 30-7.24 of this chapter.

(2002 Code § 16.28.080; Ord. No. 2014-04; Ord. No. 2018-02)