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PLEASE TAKE NOTE:

PRIOR TO COMMENCEMENT OF WORK,
PLEASE, READ ORDINANCES IN THEIR
FULLEST EXTENT. THIS IS A BRIEF
SUMMARY FOR INFORMATIONAL
PURPOSES ONLY.

You may find more information on:

<http://www.state.nj.us/dca/divisions/codes/codreg>

Township Codebook & Ordinances:

<https://ecode360.com/ED3219>

Construction | Zoning | Inspections

400 Delanco Road, Edgewater Park, NJ 08010
609-877-2217

Requirements

- ✓ Zoning Application
- ✓ \$50.00 Fee (Residential)
- ✓ 3 Copies of:
Survey of Plot Plan
- ✓ Highlighter marks where
changes will be made.
- ✓ Construction permit, if
zoning approved, with
drawings (building not
required for prefabricated
structures)
- ✓ Corner lots are subject to
additional requirements.

Residential Sheds

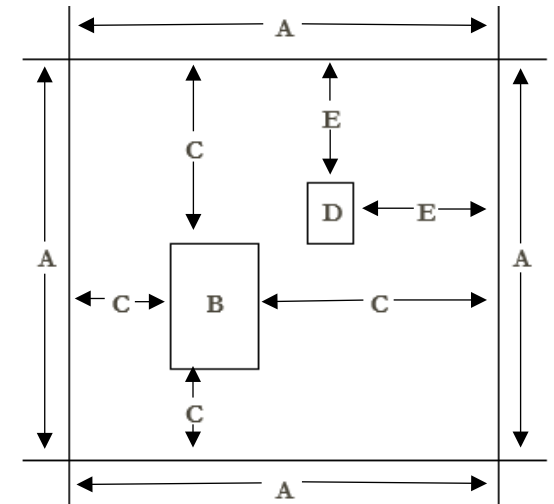
Sheds and Accessory Structure Ordinances

Printed: February 25, 2021



§16-83 Accessory Buildings.

- A. Prior to the construction or placement of an accessory building or structure, a zoning permit shall be issued by the Zoning Officer.
- B. No accessory structure may be built upon any lot on which there is no principal building or structure.
- C. On through lots, no accessory structure erected in the rear yard shall be nearer to the "rear" street line than the minimum front yard setback for the zone in which such lot is located.
- D. Setback. Any accessory building attached to a principal building is part of the principal building and shall adhere to the yard requirements for the principal building. Detached accessory structures that are accessory to a one- or two-family structure shall be located not less than three (3) feet from any side and rear property line and shall be located in the rear yard.
- E. Accessory structures associated with nonresidential uses shall be located within the required setbacks for principal structures, except that refuse enclosures may encroach into the rear or side yard setback by one-half the setback requirement if enclosed on three sides by a masonry wall and not located within a required butter. Refuse enclosures shall not be located in the front yard.
- F. Area. Provided adherence with lot coverage requirements of the prevailing zone, the maximum gross floor area of an accessory building, excluding utility sheds, shall be four-hundred fifty (450) square feet for parcels of less than one-half (1/2) and two (2) acres, and one-thousand (1,000) square feet for parcels larger than two (2) acres. A utility shed shall have a maximum gross floor area of one hundred forty-four (144) square feet, and no one wall length shall exceed 12 feet.
- G. Height. The maximum height of a detached garage shall be sixteen (16) feet, and the maximum height of a utility shed shall be ten (10) feet.
- H. One utility shed shall be permitted per property.
- I. Utility sheds and garages shall be anchored in such a manner to resist toppling from wind and flotation from flood waters. Garages shall be secured to a poured concrete foundation and shall be constructed of durable, permanent materials, and shall be surrounded on all sides with nonmetal building walls, one which should contain a garage door for the entry of motor vehicles. Garages and utility sheds shall be architecturally consistent with the principal structure including building materials, colors, and roof pitch.
- J. Number. One (1) accessory structure, excluding pools, fences, patios, and decks less than 2 feet in height, in addition to a detached garage shall be permitted on any parcel zoned or used for residential use provided a principal residential structure is situated thereon.



Sketch must show:

- A** = Property line dimensions
- B** = House and height
- C** = Dimensions from house to property lines
- D** = Accessory buildings and height (shed, porch, garage, deck, pool, ramp, etc.)
- E** = Dimensions from accessory building to property lines
- F** = Location of all adjacent street and their names