

§270-11 Definitions

Unless otherwise expressly stated, the following terms shall, for the purpose of this chapter, have the meanings herein indicated:

ACCESS – A physical entrance to property.

ACCESSORY BUILDING, STRUCTURE OR USE – A building, structure or use which is customarily associated with and is incidental and subordinate to the principal building, structure or use and which is located on the same lot therewith, including, but not limited to garages, carports, decks, *sheds*, nonportable swimming pools and all roofed structures. Any accessory building attached to the principal building shall be considered part of the principal building.

OUTBUILDING – A subordinate structure on the same lot as the principal structure, separate from but accessory to said principal structure, such as detached garage, carport, greenhouse, *work shed and toolshed*.

§270-50 Accessory buildings, structures and uses

- A. Accessory buildings, structures and uses shall be permitted only on the same lot as the principal building to which they are accessory.
- B. Accessory buildings, structures and uses shall not be such as to alter the character of the premises on which they are located and shall not encroach upon any front, side or rear yard unless otherwise permitted in this chapter.
- C. All accessory buildings, structures or uses shall be governed by the bulk and area regulations of the zone in which they are located, except that storage sheds associated with one- and two-family dwelling units on the same lot as the principal structure may be located not closer than five feet to the side and rear lot lines but shall comply with the front yard requirement for a principal structure. Storage sheds on corner lots shall not be located nearer to any street line than the minimum required depth of a front yard in the zone in which the lot is located. Storage sheds shall not exceed 120 square feet and nine feet in height.

Additional useful information:

- Increasing the footprint of development of any kind, fence, shed steps, etc., requires a Zoning Permit available at <https://www.laurelsprings-nj.com/combined-land-use-board/zoning>.
- Sheds under 100 square feet do NOT require a construction permit. Sheds over 100 square feet do require a construction permit.