

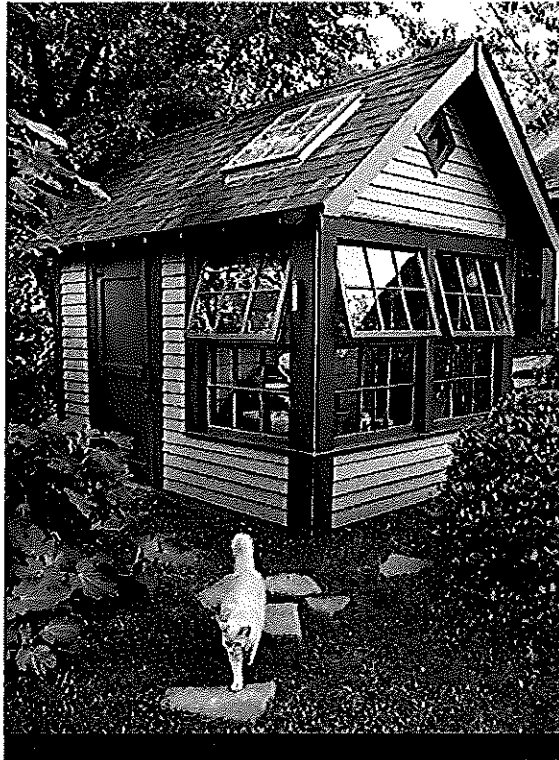
ACCESSORY STRUCTURES

Detached Garage

Shed

Cabana

Gazebo



***Township of Denville
Construction Department
973.625.8300 ext.251***

ACCESSORY STRUCTURES

Including, but not limited to:

Detached Garages

Cabanas

Gazebos

Sheds

Submit the following information and forms:

- Zoning application with fee of \$35
- 2 copies of a scalable survey showing the location of the accessory structure
- 3 sets of plans
If drawn by an architect, 2 sets must have raised seal
- Building Technical Form
- Electric and/or Plumbing Technical if applicable
- Electric and/or Plumbing diagram if applicable

All accessory structures must comply with Ordinance 19-5.705 (copy attached)

The following guidelines apply to sheds only:

100 Sq. ft. or less and less than 10 ft. high

Zoning Permit

Must be anchored to earth at 4 corners

Fee: \$35

Over 100 sq. ft. and up to 200 sq. ft.

Zoning and Building Permit

3 sets of construction plans (if pre-built a copy of the brochure is acceptable,
if architect plans, 2 must be sealed by architect)

Must be anchored to the earth at 4 corners

4 inches of gravel required with floor systems

16' maximum height

Over 200 sq. ft.

Zoning and Building Permit

3 sets of construction plans (if pre-built a copy of the brochure is acceptable,
if architect plans, 2 must be sealed by architect)

42" footings are required

If electric or plumbing is being installed, must submit electric and plumbing technical forms along with diagrams

19-5.705 Accessory Buildings and Structures.

Buildings and structures which are accessory to a principal use or building are permitted in all zones provided:

- a. Accessory buildings in the business and industrial zones shall not exceed the height regulations of the principal building. In the residential zones no accessory building shall exceed sixteen (16') feet in height except for accessory buildings used on farms which shall not exceed thirty (30') feet in height.
- b. Accessory buildings in the R-3 and R-4 Zones shall be at least six (6') feet from any principal building situated on the same lot, then (10') feet from any principal building on the same lot in all other zones and at least six (6') feet from any other accessory building.
- c. Accessory buildings on corner lots may not be erected nearer to the street than the front yard requirements on the abutting lot.
- d. Accessory buildings built within the front half of the side yard shall meet the side yard setback requirements for the principal building.
- e. Accessory buildings in residential zones built within the rear yard and the rear half of the side yard shall be no closer than five (5') feet to any lot line, except where a rear lot line is coincidental to a side lot line there shall be a setback of at least twenty (20') feet.
- f. No accessory building may be located in the front yard of any lot.
- g. No accessory building may be built on any lot on which there is no principal building or structure.
- h. Utility buildings as defined in subsection 19-1.2 shall comply with all of the foregoing provisions for accessory buildings, except that they shall not be an integral part of or attached to a principal building; and, in addition, they shall comply with the following requirements:
 1. Utility buildings shall be anchored/attached to a concrete pad or alternatively, on four (4) concrete corner footings, each of which shall be at least twelve (12") inches in diameter; water resistant girders may be required to support the structure.
 2. Utility buildings of approved construction materials shall be built in accordance with all requirements of the building code.
- i. All private swimming pools as permitted in subsection 19-5.1101k shall not be located closer than ten (10') feet to any side or rear lot lines, shall not be located in the front yard of the premises upon which they are constructed and installed and shall not be located within the side yard otherwise required in the zone district wherein the property is located. The area of the private swimming pool shall not exceed twenty (20%) percent of the rear yard area of the lot upon which it is located.
- j. *Property Line Setbacks.* Accessory buildings located within residential districts shall meet the following setback requirements:
 1. Structures built within the side yard shall meet the side yard setback requirements for the principal building within the particular zone district.
 2. Structures built within the rear yard shall meet the following minimum setbacks:

<i>Zone</i>	<i>Minimum Setback Side Yard (Feet)</i>	<i>Minimum Setback Rear Yard (Feet)</i>
R-1A	20	20
R-1B	20	20
R-1	15	15
R-2	10	15
R-2A	10	15
R-3	5	10
R-4	5	10

3. Any single structure greater than five hundred (500) square feet shall meet the minimum side and rear yard setback of the particular zone district in which it is located.
 4. Except as which may be modified by paragraph d,3, where a rear lot line is coincidental to a side lot line there shall be a minimum setback of at least: fifteen (15') feet within the R-3 and R-4 zones; twenty-five (25') feet within the R-2 and R-2A zones, thirty (30') feet within the R-1 zone and forty (40') feet in the remaining residential zone districts.
 5. There shall be a maximum number of two (2) accessory and/or utility structures on lots with areas less than eighty-one thousand (81,000) square feet.
- k. Within all single- and two-family residential zones, accessory building(s) and utility structure(s) shall meet the following coverage limitations:

<i>Lot Size</i>	<i>Maximum Lot Coverage</i>
Less than 7,500 sq. ft.	Up to 6%, not to exceed 450 sq. ft.
7,500 sq. ft. to 40,249 sq. ft.	Up to 6%, not to exceed 1,000 sq. ft.
40,250 sq. ft. to 80,999 sq. ft.	Up to 3%, not to exceed 1,600 sq. ft.
81,000 sq. ft. or more	Up to 2%, not to exceed 2,000 sq. ft.

Structures used for barns on farm assessed lots are excluded from maximum size limitations.
 (Ord. #2-77, §19-5.705; Ord. #9-85, §4; Ord. #9-02, §1; Ord. #13-04, §1; Ord. #22-08, §§1, 2)