

ELSINBORO TOWNSHIP

ORDINANCE NO. 2023-01

AN ORDINANCE AMENDING 2018-05 REGULATING THE SETBACKS AND REQUIREMENTS FOR ACCESSORY STORAGE SHED STRUCTURES LOCATED ON NON-CONFORMING RESIDENTIAL LOTS AND PROCEDURE FOR APPROVAL

WHEREAS, the purpose of this Ordinance is to amend accessory building setback standards for personal storage structures in all Township zoning district to reflect the constraints of smaller and existing non-conforming lot sizes. This will enable residents a reasonable means for personal storage and provide guidance to the Township Zoning Officer when addressing accessory storage shed structures in the zoning districts specified in the Table below. In order to have uniformity within the Township, the Planning Board of Elsinboro Township has recommended the below ordinance.

NOW THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Elsinboro, County of Salem, State of New Jersey, that:

1. The Zoning Ordinance Schedule of Residential District Regulations Maximum-Minimum Building Standards shall also include Accessory Uses and Minimum Yard Dimensions for accessory storage shed structures as follows:

<u>ZONE</u>	<u>MINIMUM YARD DIMENSION</u>		
	<u>FRONT</u>	<u>SIDE</u>	<u>REAR</u>
RR-A	6'	2'	2'
<u>LR*</u>	6'	2'	2'
<u>MR*</u>	6'	2'	2'
<u>CONS</u>	6'	2'	2'

* NOTE: The following additional guidance shall be used to address Residential lots fronting the Salem and Delaware Rivers.

Alternate Front setback standards will be permissible for lots fronting on the Salem and Delaware Riverfront areas of the Township. Where development exhibits a 'reverse frontage' orientation, the

setback for the riverfront (technically the rear yard) shall not be less than the setback of the existing principal structure so as not to impinge the adjoining lot's viewshed.

2. Storage Shed Allowances

- A) Sheds must not be larger than 150 square feet. A variance is required for sheds larger than 150 square feet.
- B) Shed must be under ten (10) feet in height.
- C) Only one (1) shed is permissible on any non-conforming lot.
- D) Please reference Elsinboro Township Zoning Ordinance Section 3.6 "Continuation of Non-Conforming Uses and Structures" for more details.

3. Procedure for Accessory approval

- A) Property survey with diagram of shed including existing sheds or shed brochure must be provided to zoning officer.
- B) Applicant must make an appointment with zoning officer for review.
- C) Applicant must maintain setbacks from side and rear property line.

4. Permits required for sheds:

- i. Less than 100 sq.ft Zoning Permit required. No foundation system is required. These structures should be of sufficient weight, as determined by the Construction Code Official, to remain in place during extreme weather conditions or they shall be anchored to the ground.
- ii. 100-150 sq.ft Zoning Permit required. Sheds are required to be placed on a stone or concrete base no less than 4 inches in depth or have other frost protection design. These structures should be of sufficient weight, as determined by the Construction Code Official, to remain in place during extreme weather conditions or they shall be anchored to the ground.
- iii. Greater than 150 sq.ft Zoning Permits required. Planning Board approval required for setbacks. These structures should be of sufficient weight, as determined by the Construction Code Official, to remain in place during extreme weather conditions or they shall be anchored to the ground.
- iv. 200 sq.ft or greater Building and Zoning Permits required. Planning Board approval required for setbacks. Full footing and foundation system required.

This Ordinance shall take effect twenty (20) days after adoption and publication as required by law.