



Residential Accessory Building Zoning Information

Setbacks in Feet

Accessory Building height must be 18 feet or less for these setbacks

<u>Zoning Districts</u>		<u>From Rear Property Line</u>	<u>From Side Property Lines</u>
AP	Agricultural Preservation	12	12
R-1	Residential	5	5
RP	Resource Protection	12	12
RR	Rural Residential	12	12
S	Suburban	5	5

1. Not in a front yard.

§27-259.b. defines a front yard as *a yard between a structure and a street line and extending the entire length of the street line. In the case of a corner lot, the yards extending along all streets are front yards.*

2. Located at least five feet from the primary structure (house).

3. For height over 18 feet the setbacks for the zoning district are applicable.

4. Stormwater review, an extra layer to the approval process, is required for grading changes and/or cumulative new impervious surface of 1,000sf or more since September 2002.

5. Zoning Permit for all structures. If the accessory structure is 201 square feet or more a building permit and zoning permit.

§27-252 defines a structure as *a combination of materials assembled, constructed or erected at a fixed location on or in land or water.*

6. Accessory structures are not permitted in easement, buffer or flood plain.

A formal zoning review and/or determination can only be completed by the Zoning Officer in response to a Zoning Permit application and/or the submission of the requisite supporting documentation and payment of the applicable fee.

This is informal information and shall not be relied upon and/or the basis of any building and/or zoning permit. The Township specifically reserves the right to review any and all formal applications based on the then current Township ordinances and all such applications shall be subject to the appropriate Township decision and/or response pursuant to the requisite ordinance requirements.