

SHAMONG TOWNSHIP

ORDINANCE 2020-6

AMENDING CHAPTERS 110
OF THE TOWNSHIP CODE AT VARIOUS SUBSECTIONS
GOVERNING "PERMITTED ACCESSORY USES"
TO INCREASE PERMITTED MAXIMUM SQUARE FOOTAGE
ON CERTAIN ACCESSORY STRUCTURES AND ESTABLISH
OTHER STANDARDS AND LIMITATIONS

WHEREAS, the Township Code, at the below designated sections within Chapters 110 govern "Permitted Accessory Uses"; and

WHEREAS, applications for accessory uses are resulting in frequent variance applications and the Township Zoning Officer and Land Development Board are recommending a modest increase in the permitted size of accessory structures from 600 SF to 834SF; and

WHEREAS, the Township Committee desires to amend its Code to effectuate this change.

NOW, THEREFORE, BE IT HEREBY ORDAINED that Chapter 110 is hereby amended by amending Sections 110-120 (Regional Growth Area District), 110-125 (Pinelands Villages), 110-126 (Infill District), and 110-127 (Preservation Area) as follows:

Section One.

Chapters 110-120.A(2)(d) (Regional Growth Area District), 110-125.C(1) (Pinelands Villages), 110-126.B(2) (Infill District), and 110-127.B(4) (Preservation Area) are amended as follows:

Private garages, carports and accessory buildings less than ~~600~~ 834 square feet in area for use with the main dwelling. Notwithstanding the above, private garages shall be permitted a maximum of three-car capacity, with gross floor area not exceeding 865 square feet. Not more than one detached private garage shall be permitted per lot.

Section Two.

§ 110-129. Schedule of Limitations.

(c)

Minimum accessory building limitations and setbacks.

- (1) 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. No building permit shall be issued for an accessory building prior to the issuance of a

building permit for the principal building. Construction of the principal building shall precede or coincide with the construction of the accessory building, otherwise the building permit for the accessory building may be revoked. The accessory building shall be compatible in appearance with the area in which it is located.

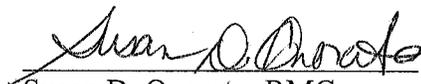
- (2) No accessory building, in any zone, district or area shall exceed 20% of the floor area of the principal building. The proposed height of any accessory structure shall be no greater than 75% of the principal structure, unless otherwise restricted within the current code. No accessory building shall be located closer to the front property line than the rear building line of the principal building and no closer to any side or rear property line than the height of said accessory building or 15 feet, whichever is greater.
- (3) In residential districts, garages and carports for not more than three vehicles may be constructed on a lot. Not more than one commercial registered vehicle owned or used by the resident shall be permitted in a residential zone. This provision shall not be deemed to limit the number of commercial cars or trucks used in conjunction with a permitted agricultural use. A residential garage shall not be used for commercial purposes.

Section Two: All Ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency

Section Three: If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision and the remainder of this ordinance shall be deemed valid and effective.

Section Four: This ordinance shall take effect immediately upon final passage and publication according to law.

I, Susan D. Onorato, Township Clerk of the Township of Shamong, County of Burlington, State of New Jersey, do hereby certify that this ordinance was passed on first reading at a meeting of the Township Committee held on June 2, 2020, and will be further considered for adoption following a public hearing to be held on July 14, 2020, at 7:30 p.m. at the Shamong Municipal Building (or by Zoom Meeting remote platform as permitted by law).

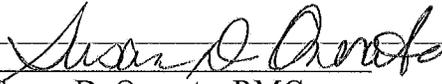

Susan D. Onorato, RMC

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Notice is hereby given that the Ordinance entitled above was adopted following second reading and public hearing at the regular meeting of the Township Committee of the Township of Shamong, Burlington County, State of NJ on July 14, 2020 at 7:30 PM, held via Zoom meeting platform.


Susan D. Onorato, RMC
Municipal Clerk