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Permitted Accessory Structures

The weather is getting warmer and before you know it we will be mowing the lawn, clipping hedges and gardening. The time has come to think about an accessory structure to store yard tools and equipment. In order to protect adjacent homeowners from obnoxious or larger than life structures, a development permit is required to be obtained prior to the installation of any accessory use or structure. Accessory uses and structures are permitted in all districts, subject to the following provisions according to **17: 9-19**

- ❖ **Location.** No accessory use or structure (except as specifically permitted in this chapter) shall be located in a front yard. Accessory uses and structures must be located on the same lot as the principal use or structure to which they are accessory. Accessory uses and structure may not be physically connected to a principal structure.

- ❖ **Setbacks.** Accessory structures (unless otherwise noted in this chapter) shall be set back a minimum of three (3) feet to a rear yard property line and three (3) feet to a side yard property line.



- ❖ **Height.** No accessory structure on a residential property shall be taller than fifteen (15) feet.

- ❖ There is a maximum of three (3) accessory structures permitted on any lot at any one time (for the purposes of this section fences are not considered accessory structures).
- ❖ Storage Sheds are considered accessory structures and shall not exceed one hundred fifty (150) feet. Storage sheds shall be used by the principal building's occupants for uses customarily associated with residential use such as, lawnmowers, tools and hardware. Structures less than one hundred square feet without a foundation require a zoning permit but do not require building permits.
- ❖ No accessory structure shall be used as a principal residence. No garage, apartment over a garage or apartment over an accessory structure shall be allowed as a principal structure.
- ❖ The Link to the Development Application Process can be found at www.plainfieldnj.gov, linking to Departments, Public Works & Urban Development, Planning and Resources and Documents.

The application process to install or construct an accessory structure is as follows:

- *Homeowners can obtain a copy of the development permit application from either the Planning or Building Divisions or by going to the city's website www.plainfieldnj.gov linking to "All Downloads" on the left side of the page, then Forms, then Development Permit Application.*
- *Homeowners must submit a copy of their property survey in order for their application to be reviewed. Property Surveys can be found with the deed of the applicant's property. City Hall does NOT have property surveys. Homeowners can mark a copy of the survey to indicate where the proposed accessory structure is to be located.*
- *An application fee of \$20.00 (check, cash or money order) must be submitted with the application.*
- *Homeowners should bring all these documents to the Planning or Inspections Divisions in order to commence the process.*

We hope this notice is beneficial to residents who have concerns or interest regarding the process of obtaining approval for accessory structures. With hopes that this notice helps reduce some of the confusion, and time spent being sent from office to office without fully understanding the process. Please do not hesitate to contact the Plainfield Planning Division (908-753-3664) if there are any further questions or the need for any additional information.