

**ORDINANCE NO. 15-08**  
**INTRODUCTION DATE: 05-06-15**  
**ADOPTION DATE: 06-03-15**

**AN ORDINANCE AMENDING CHAPTER XXXV (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 5 (ZONING DISTRICT REGULATIONS), SECTION 5-6.2 (PERMITTED ACCESSORY USES), SECTION 5-6A.2 (PERMITTED ACCESSORY USES), SECTION 5-6B.2 (PERMITTED ACCESSORY USES), SECTION 5-7.2 (PERMITTED ACCESSORY USES), SECTION 5-9.2 (PERMITTED ACCESSORY USES) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY**

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**BE IT ORDAINED** by the Township Committee of the Township of Millstone, County of Monmouth and State of New Jersey, as follows (additions are underlined, and deletions are in [brackets]):

**I**

Chapter XXXV Land Use Regulations, Article 5 Zoning District Regulations, Section 5-6.2 Permitted Accessory Uses, is hereby amended as follows:

**Section 5-6.2 Permitted Accessory Uses.**

The following uses are permitted in conjunction with a permitted principal use:

a. Private garages, tennis courts, ~~[and]~~ swimming pools and other customary accessory uses and structures which are customary uses and structures incidental to a permitted single-family detached unit.

b. – e. No change.

~~[f. Private storage sheds, provided they do not exceed one hundred eighty (180) square feet and comply with the accessory building setbacks.]~~

f. Private storage sheds, detached garages, storage barns and other customary accessory buildings on a single-family residential lot provided they comply with the accessory building

setback requirements in Section 5-5 of this chapter, the “Schedule of Area, Yard and Building Requirements”, and the size limitations specified in Section 4-9.11.

## **II**

Chapter XXXV Land Use Regulations, Article 5 Zoning District Regulations, Section 5-6A.2 Permitted Accessory Uses, is hereby amended as follows:

### **Section 5-6A.2 Permitted Accessory Uses.**

The following uses are permitted in conjunction with a permitted principal use:

a. Private garages, tennis courts, ~~and~~ swimming pools and other customary accessory uses and structures which are customary uses and structures incidental to a permitted single-family detached unit.

b. – e. No change.

~~[f. Private storage sheds, provided they do not exceed one hundred eighty (180) square feet and comply with the accessory building setbacks.]~~

f. Private storage sheds, detached garages, storage barns and other customary accessory buildings on a single-family residential lot provided they comply with the accessory building setback requirements in Section 5-5 of this chapter, the “Schedule of Area, Yard and Building Requirements”, and the size limitations specified in Section 4-9.11.

## **III**

Chapter XXXV Land Use Regulations, Article 5 Zoning District Regulations, Section 5-6B.2 Permitted Accessory Uses, is hereby amended as follows:

### **Section 5-6B.2 Permitted Accessory Uses.**

The following uses are permitted in conjunction with a permitted principal use:

a. Private garages, tennis courts, [~~and~~] swimming pools and other customary accessory uses and structures which are customary uses and structures incidental to a permitted single-family detached unit.

b. – e. No change.

~~[f. Private storage sheds, provided they do not exceed one hundred eighty (180) square feet and comply with the accessory building setbacks.]~~

f. Private storage sheds, detached garages, storage barns and other customary accessory buildings on a single-family residential lot provided they comply with the accessory building setback requirements in Section 5-5 of this chapter, the “Schedule of Area, Yard and Building Requirements”, and the size limitations specified in Section 4-9.11.

#### IV

Chapter XXXV Land Use Regulations, Article 5 Zoning District Regulations, Section 5-7.2 Permitted Accessory Uses, is hereby amended as follows:

##### **Section 5-7.2 Permitted Accessory Uses.**

The following uses are permitted in conjunction with a permitted principal use:

a. Private garages, tennis courts, [~~and~~] swimming pools and other customary accessory uses and structures which are customary uses and structures incidental to a permitted single-family detached unit.

b. – e. No change.

~~[f. Private storage sheds, provided they do not exceed one hundred eighty (180) square feet and comply with the accessory building setbacks.]~~

f. Private storage sheds, detached garages, storage barns and other customary accessory buildings on a single-family residential lot provided they comply with the accessory building

setback requirements in Section 5-5 of this chapter, the “Schedule of Area, Yard and Building Requirements”, and the size limitations specified in Section 4-9.11.

~~[g. Accessory uses normally incidental to a permitted outdoor recreational use, including fencing, backstops, maintenance and equipment sheds (not to exceed four hundred (400) square feet), signs, court lighting (not to exceed forty (40) feet in height), field lighting (not to exceed two hundred (200) square feet) and similar accessory uses customary to the permitted recreation facility.]~~

## V

Chapter XXXV Land Use Regulations, Article 5 Zoning District Regulations, Section 5-9.2 Permitted Accessory Uses, is hereby amended as follows:

### **Section 5-9.2 Permitted Accessory Uses.**

The following uses are permitted in conjunction with a permitted principal use:

a. Private garages, tennis courts, ~~[and]~~ swimming pools and other customary accessory uses and structures which are customary uses and structures incidental to a permitted single-family detached unit.

~~[b. Private storage sheds, provided they do not exceed one hundred eighty (180) square feet and comply with the accessory building setbacks.]~~

b. Private storage sheds, detached garages, storage barns and other customary accessory buildings on a single-family residential lot provided they comply with the accessory building setback requirements in Section 5-5 of this chapter, the “Schedule of Area, Yard and Building Requirements”, and the size limitations specified in Section 4-9.11.

c. – e. No change.

## VI

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

**VII**

If any section, subparagraph, sentence, clause or phrase of this Ordinance shall be held to be invalid, such decision shall not invalidate the remaining portion of this Ordinance.

**VIII**

This Ordinance shall take effect upon adoption and publication according to law and filing with the Monmouth County Planning Board.

**EXPLANATORY STATEMENT:** This Ordinance amends Sections 5-6.2, 5-6A.2, 5-6B.2, 5-7.2 and 5-9.2 regarding permitted accessory uses.