

**ORDINANCE NO. 06-2013**

**AN ORDINANCE OF THE MAYOR AND COMMITTEE OF TOWNSHIP OF HARRISON,  
COUNTY OF GLOUCESTER, STATE OF NEW JERSEY AMENDING CHAPTER 225  
ENTITLED "ZONING" OF THE CODE OF THE TOWNSHIP OF HARRISON**

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**WHEREAS**, the Mayor and Committee, Township of Harrison, have determined that certain amendments to Chapter 225 entitled "Zoning" are necessary; and

**WHEREAS**, in all other respects Chapter 225 entitled "Zoning" shall remain in full force and effect;

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Committee of the Township of Harrison, in the County of Gloucester and State of New Jersey, and it is hereby enacted and ordained by the authority of same as follows:

**Section 1.**

§225-141. entitled "Accessory Buildings in all Residential Districts" Section B shall be amended to read as follows:

**§225-141. B. Regulations:**

- (1) No accessory building which may be referred to as "shed" shall exceed a maximum of 200 square feet.
- (2) No more than a maximum of two (2) accessory buildings shall be permitted. The total aggregate square footage of the accessory buildings shall be as follows:
  - a. On lots which are ~~less than one acre~~ two acres or less in size, the total square footage of accessory structures may not exceed ~~900~~ 1,500 square feet.
  - b. On lots which are more than ~~one~~ two acres but less than ~~two~~ four acres in size, the total square footage of accessory structures may not exceed ~~1,200~~ 2,500 square feet.
  - c. On lots which are more than ~~two~~ four acres but less than six acres in size, the total square footage of accessory structures shall not exceed ~~1,500~~ 3,000 square feet.
  - d. On lots which are more than six acres in size, the total square footage of accessory structures shall not exceed 4,000 square feet.

Under no circumstance shall the maximum square footage of the accessory structures on a lot exceed the lot coverage limitations or building coverage standards set forth in the applicable zone district.

- (3) Such accessory use shall not be permitted within the setback of any state, county or municipal roadway, nor shall they set within the front yard setbacks permitted in the Zone but, in any event, not closer to the front yard line than the rear of the existing dwelling.
- (4) No accessory use shall be placed in such a position that it would in any way adversely affect a driver's view.

- (5) No accessory use or shed shall be placed within a state or county drainage easement, retained or owned by any homeowners' association or individual property owner, nor shall it be placed in violation of any state or federal regulation which may define wetlands.
- (6) No accessory building or shed shall be placed within ten (10) feet from any property or boundary line, except in the R-7 Zone District pursuant to 225-14C.(3) permitting a five (5) foot setback and the High Pointe development located on Cedar Road (C.R. 667) pursuant to Harrison Township Planning Board Resolution No. 48-1990 permitting a three (3) foot setback.
- (7) No accessory building or shed may be erected upon a lot if such a building is prohibited by the restrictions which affect the lot recorded upon the land records of the County or as set forth in the homeowners' association documents applicable to the development.

**Section 2.**

**Repealer.**

All prior Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistencies.

**Section 3.**

**Severability.**

Should any section, clause, sentence, phrase or provision of this Ordinance be declared unconstitutional or invalid by a Court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

**Section 4.**

**When effective.**

This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

**TOWNSHIP OF HARRISON**

**BY: \_\_\_\_\_  
LOUIS F. MANZO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**DIANE L. MALLOY, Municipal Clerk**

## **NOTICE**

The Ordinance published herein was introduced and passed upon first reading at a meeting of the Mayor and Committee of the Township of Harrison, in the County of Gloucester and State of New Jersey, held January 23, 2013. It will be further considered for final passage, after public hearing hereon, at a meeting of said Mayor and Committee to be held in the Township's Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062, in the Township, on February 19, 2013 at 7:30 P.M. During the week prior and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's office at the Municipal Building, 114 Bridgeton Pike, in the Township, to the members of the general public who shall request the same.

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DIANE L. MALLOY  
Municipal Clerk