

§ 35-4-9 ACCESSORY BUILDINGS AND STRUCTURES.

§ 35-4-9.1 Attached Accessory Buildings. [Amended 5-20-2020 by Ord. No. 20-12, 12-17-2025 by Ord. No. 25-13]

When an accessory building is attached to the principal building by a shared wall of no less than 50% of the total length of the wall to which it is attached or 15' of the attached accessory building, whichever is less, it shall be considered a part thereof and shall be subject to the standards associated with principal structures.

§ 35-4-9.2 Required Minimum Distances.

The distance from an accessory building to a principal building shall not be less than 15 feet, nor less than 10 feet from another accessory building.

§ 35-4-9.3 Height Restrictions. [Ord. No. 11-18 § 1; 5-20-2020 by Ord. No. 20-12, 12-17-25 by Ord. No. 25-13]

Accessory buildings and structures shall not exceed 16 feet in height. Buildings in excess of 16 feet in height, but less than 20 feet, shall be permitted providing the Zoning Official, after review of the planned accessory building or structure and the conditions existing on the lot upon which the accessory building or structure is to be built, concludes the following:

- a. The building or structure is no higher than the principal building on the lot.
- b. The building or structure is architecturally consistent with the principal building on the lot, including matching the siding and roofing materials and color.

§ 35-4-9.4 Location of Accessory Buildings. [Ord. No. 13-15 § 4; 5-20-2020 by Ord. No. 20-12]

Accessory buildings shall be located in the side or rear yard only, and shall meet the yard requirements for accessory buildings as set forth in the Schedule of Area, Yard and Building Requirements in this chapter, with the exception of the provisions for attached accessory buildings.

§ 35-4-9.5 Farm Buildings. [12-17-25 by Ord. No. 25-13]

Buildings for private and commercial horticultural and agricultural use may, without limitation in number, height or gross floor area, be erected on any commercial farm property, or on any eligible farm assessed property with a minimum lot area of ten acres, provided that any greenhouse, heating plant, structures housing animals or any other farm building shall not be permitted in the required front setback or within 50 feet of any property line. Farm buildings are exempt from the architectural consistency requirements for accessory buildings. A Deed Restriction affirming its use as a farm building is required with Zoning Permit Applications for any farm buildings.

§ 35-4-9.9 Private Swimming Pools and Pool Houses. [Ord. No. 2014-13; 12-17-25 by Ord. No. 25-13]

- a. Private swimming pools shall mean a pool located as an accessory use to a residence for the occupants and guests of the residence.
- b. Private swimming pools on residential lots shall be located in the rear yard only. On corner lots, see definition for "Lot, corner."
- c. As used herein, the use of a private swimming pool shall not include the charging of any fee or contribution for the use of the pool and its adjacent areas. Such activity is specifically prohibited in a residential zone.
- d. Pool decking and pool equipment areas must meet the standards of the Accessory Buildings and Structures section of this Chapter and the setback requirements found in the Schedule of Area, Yard and Building Requirements.
- e. A pool house shall be permitted as an accessory to an in-ground private swimming pool subject to the height and size requirements and standards of the Accessory Buildings and Structures section of this Chapter and the setback requirements found in the Schedule of Area, Yard and Building Requirements.

§ 35-4-9.11 Accessory Building Size and Restrictions. [Ord. No. 11-18 § 2; Ord. No. 2015-04; Ord. No. 2015-14; Ord. No. 2024-11; Ord. No. 25-13]

- a. Except for permitted accessory buildings on farms, the maximum footprint of any accessory building is limited as follows unless a different size is specified in this subsection for a particular type of accessory building:
 1. Lots six acres in size and larger: 1,200 square feet for any single accessory building, provided that the total area of all accessory buildings does not exceed 2,400 square feet.
 2. Lots three acres, but less than six acres in size: 1,000 square feet for any single accessory building, provided that the total area of all accessory buildings does not exceed 2,000 square feet.
 3. Lots one acre, but less than three acres in size: 900 square feet for any single accessory building, provided that the total area of all accessory buildings does not exceed 1,800 square feet.
 4. Lots less than one acre in size: 750 square feet for any single accessory building, provided that the total area of all accessory buildings does not exceed 1,500 square feet.
- b. In addition to the above size limitation for an accessory building, the "Maximum Percent Lot Coverage" and the "Maximum Percent Building Coverage" provisions of the applicable zoning district shall not be exceeded, except as otherwise permitted in §§ 35-4-2.1 and 35-4-2.2 of this chapter.
- c. For permitted accessory buildings on farms, the size of any accessory building is subject to the "Maximum Percent Lot Coverage" and the "Maximum Percent Building Coverage" provisions of the applicable zoning district, except where otherwise specified in this chapter.

- d. Any detached garage, storage building, or other accessory building with a footprint greater than 200 square feet shall be architecturally consistent with the principal residence including matching the siding and roofing materials and color. (NOTE: under 200 s.f. should still match principal structure in color)
- e. Private storage buildings, detached garages, and other customary accessory buildings on a single-family residential lot in any residential zone may contain a finished, accessory usable space contained within a permitted detached accessory structure with the following standards:
 - 1. The finished, accessory usable space is limited to 500 square feet or 50% of the footprint of the structure, whichever is smaller.
 - 2. Kitchens, kitchenettes, and wet bar areas are prohibited.
 - 3. A convenience bathroom no larger than 22 square feet, containing only a toilet and hand wash sink, may be permitted, subject to Health Department approval for the septic. Showers and bathtubs are prohibited within the structure.
 - 4. A deed restriction must be filed with the County Clerk's offices indicating that this structure will not be used as a second dwelling unit.
- f. A pool house, accessory to a permitted in-ground private swimming pool, on a single-family residential lot in any residential zone shall be permitted with the following standards:
 - 1. The entire pool house must be located within 50' of the water's edge of the swimming pool.
 - 2. Regardless of the size of the lot, the pool house is restricted to a footprint of 500 square feet and one-story and is otherwise subject to the height requirements and standards of the Accessory Buildings and Structures section of this Chapter and the setback requirements found in the Schedule of Area, Yard and Building Requirements.
 - 3. The pool house, as opposed to other permitted accessory structures, shall be architecturally consistent with the principal residence including matching the siding and roofing materials and color, regardless of size.
 - 4. The pool house may contain finished, accessory usable space provided that:
 - (a) The pool house shall be maintained for the residential convenience of the resident occupant with no living or guest quarters, and in which no occupation, business, or service for profit is carried out.
 - (b) The pool house shall not contain a kitchen or kitchenette within the structure. A wet bar is permitted subject to Health Department approval for the septic.
 - (c) A convenience bathroom no larger than 22 square feet, containing only a toilet and hand wash sink, may be permitted, subject to Health Department approval for the septic. Showers and bathtubs are prohibited within the structure.
 - 5. A deed restriction must be filed with the County Clerk's offices indicating that this structure will not be used as a second dwelling unit.
- g. Regardless of the size of the lot, accessory sheds in commercial zones for the purpose of storing equipment for on-site maintenance are restricted to a foot print of 200 square feet and one-story and is otherwise subject to the height requirements and standards of the Accessory Buildings and Structures section of this Chapter and the setback requirements found in the Schedule of Area, Yard and Building Requirements.

Generally Permitted Accessory Uses in Residential Zones:

Please review specific regulations for your zone by searching the [Township Codebook](#) and typing the zone in the search engine.

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

- a. Private residential detached garages, storage buildings (residential), sports courts, swimming pools, pool house and other customary accessory uses and structures which are customary uses and structures incidental to a permitted single-family detached dwelling unit subject to the height and size requirements and standards of the Accessory Buildings and Structures section of this Chapter and the requirements found in the Schedule of Area, Yard and Building Requirements.
- b. Professional offices and home occupations in accordance with the requirements of § **35-4-10**.
- c. Accessory uses normally incidental to a permitted farm operation, including the following:
 - 1. Farm labor housing units (a mobile home, unless otherwise subject to provisions of the "Right to Farm Act"), located on any commercial farm property or on any eligible farm assessed property with a minimum lot area of ten acres, subject to the standards of the Accessory Buildings and Structures section of this Chapter and the requirements found in the Schedule of Area, Yard and Building Requirements. The farm labor housing unit is subject to any licensing requirements of this Chapter and of the State of New Jersey.
 - 2. Structures or areas for the sale of farm products provided they do not exceed 1,000 square feet in gross floor area.
 - 3. Farm buildings and farm storage barns subject to the standards of the Accessory Buildings and Structures section of this Chapter.
- d. Signs which are incidental to a permitted use and which meet the restrictions of the Sign Ordinance of the Township.
- e. Off-street parking space which is incidental to a permitted use and which is consistent with the restrictions of Article 7.
- f. In association with a primary residential dwelling, the parking of recreational vehicles and watercrafts is a permitted accessory use, pursuant to the standards of §**35-7-3**, Off-Street Parking Areas.

§ 35-4-9.12 FENCES

§ 35-4-9.12 Fences. [Ord. No. 13-12]

- a. On any lot in any zoning district, all fences shall be erected within the property lines of the subject property and shall not encroach onto any adjacent street right-of-way or onto any other adjacent property.
- b. On any lot in any district, all fences shall be situated on a lot in such a manner that the finished side of the fence faces any adjacent properties.
- c. On any lot in any district, no fence shall be erected with barbed wire or electrified wire, topped with metal spikes, or constructed in any manner which may be dangerous to persons or animals, except that fences specifically for agricultural uses on farmland assessed properties in excess of 10 acres in area may be erected with barbed wire or electrified wire in accordance with requirements and standards set forth herein.
- d. On any lot in any district, no fence shall be erected or altered so that said fence is higher than six feet in side and rear yard areas and four feet in front yard areas, provided that all fencing in front yard areas shall be at least 50% open, but shall not be constructed of chain-link, and except as follows:
 1. On any farmland assessed property, a high-tensile woven wire fencing a maximum eight feet high, which may be electrified and is designed to deter deer and small mammals, may be constructed in side and rear yard areas only, provided that the fencing is set back at least 10' from any street right-of-way line and any other property line.
 2. A residential lot may have fencing around a vegetable or flower garden not exceeding 5,000 feet in area designed to deter deer and small mammals from entering, provided and in accordance with the following:
 - (a) The fence shall be located in the rear yard area only.
 - (b) The fence shall not exceed eight feet in height, provided that any portion of the fence over six feet high shall be constructed only of thin, high-tensile woven wire running parallel to the ground or in a grid pattern, with no non-perpendicular or non-parallel elements.
 - (c) Any portion of the fence higher than six feet shall have at least a six-inch separation between all vertical (stay) wires and between all horizontal (line) wires.
 - (d) Any portion of the fence utilizing the thin, high-tensile woven wire shall have the wire tautly stretched between the supports so that the wiring does not sag or droop.
 - (e) If the fence is higher than six feet the fence shall be set back from any lot line by at least 15 feet or the distance required for an accessory building in the subject zoning district, whichever distance is greater.
 3. A dog run may have fencing a maximum eight feet high, provided that the dog run is located in rear yard areas only and that the fence is set back from any lot line the distance required for an accessory building in the subject zoning district.
 4. A tennis court or other court used for sport activity may be surrounded by a fence a maximum 15 feet high, provided that the tennis court is located in rear yard areas only and that the fence is set back from any lot line at least 25 feet or the distance required for an accessory building in the subject zoning district, whichever distance is greater.
 5. A swimming pool must be surrounded by a fence in accordance with § 15-3 in Chapter 15, "Swimming Pools," of the Revised General Ordinances of the Township of Millstone.
 6. Security and/or safety fencing for schools and other public uses and for the screening of permitted outdoor storage areas may have fencing a maximum eight feet high, provided that the fence is located in rear yard areas only and is set back from any lot line by at least 15 feet or the distance required for an accessory building in the subject zoning district, whichever distance is greater.
 7. On nonresidential properties being developed pursuant to a certain settlement agreement in the case of "In the Matter of the Application of the Township of Millstone and the Planning Board of the Township of Millstone, County of Monmouth, Superior Court of New Jersey, Law Division, Monmouth County Docket No. MON-L-2501-15," security fencing and sound walls may have a height necessary to provide adequate security for the premises and adequate sound attenuation but not to exceed 20 feet, unless a higher sound attenuation is demonstrated to be required in order to comply with NJDEP noise regulations, in which case adequate screening shall be provided to mitigate any adverse visual impacts.
[Added 3-18-2020 by Ord. No. 20-06]
- e. All fences shall require the issuance of a zoning permit, except that fencing specifically for agricultural uses on farmland assessed properties in excess of 10 acres in area shall not require the issuance of a zoning permit.

[§35-11-25 Tree Removal](#)

Any person proposing to remove a tree for any purpose shall make application to the Township by filing a Tree Removal Permit Application with the Township Land Use Department. Before you cut down your trees or clear an area of brush, please take a moment to read the Tree Removal Ordinance below or contact the Zoning or Land Use Department.

When required, a written Report of findings with recommendations by a NJ Licensed Tree Expert (LTE) or Professional Forrester should include:

- * Date of Report
- * Property Address
- * Report should identify the species, size (dbh) and health of each tree proposed to be removed along with the reason(s) for recommendations for removal
- * Name of LTE or Professional Forrester, License type/number and Signature of person preparing the Report

[§ 35-11-25 Tree Removal Ordinance](#)
[Millstone Township Recommended Tree Planting List](#)
[Millstone Township Heritage Tree Standards](#)
[Tree Removal Permit Application](#)