

§ 94-22. Permitted accessory uses and buildings.

A. Permitted accessory uses shall be as follows:

- (1) A single dog house, enclosed kennel or pen designed to contain and containing no more than two (2) dogs, provided that same shall not be placed nearer to a side or rear property line than six (6) feet nor exceed five (5) feet in height.
- (2) A detached private garage, provided that same shall not be constructed to house more than two (2) private automobiles or have an overall area in excess of five hundred (500) square feet. Such a garage shall not be closer to the principal building than ten (10) feet and shall be set back from the side property lines a minimum of six (6) feet and from the rear property line a minimum of three (3) feet. The front yard setback for a detached private garage shall be one and one-half (1 1/2) times the minimum front yard setback requirement for the principal building.
- (3) A stationary outdoor fireplace in a rear yard, provided that same shall not be placed nearer to a side or rear property line than six (6) feet nor exceed five (5) feet in height. In the case of a corner lot, a stationary outdoor fireplace meeting all other requirements herein may be placed in the side yard.
- (4) A private swimming or wading pool; provided, however, that the inside wall of same shall not be erected, installed or maintained nearer than fifteen (15) feet to any side or rear property line or structure, and that the deck, equipment and any other structures associated with the pool shall be no nearer than six (6) feet to any side or rear property line. Such a swimming or wading pool shall only be located in the rear yard, or in the case of a corner lot, it shall be no closer to any street line than two (2) times the required front yard setback for the principal building. Such a swimming or wading pool shall not occupy more than twenty-five percent (25%) of the rear yard area, or in the case of corner lots, it shall not occupy more than five percent (5%) of the total lot area.
- (5) One accessory building in addition to a garage; provided, however, that such accessory building shall be subject to the same setback requirements as a detached private garage and shall contain no more than 100 square feet. **[Amended 9-23-1996]**

B. The total area occupied by all accessory buildings and structures, including swimming and wading pools, shall not occupy more than seven percent (7%) of the total lot area.

SCHEDULE OF DISTRICT REGULATIONS

**Borough of Merchantville
Camden County, New Jersey**

| STANDARDS | R-1 and R-2 | R-3 | R-4 | B-1 | B-2 |
|---|--------------------|------------|------------|------------|------------|
| <i>Minimums</i> | | | | | |
| Lot area, corner lot (square feet) | 13,800 | 8,750 | 8,750 | NA | NA |
| Lot area, interior lot (square feet) | 12,000 | 7,500 | 7,500 | NA | NA |
| Lot width, corner lot (feet) | 92 | 70 | 70 | NA | NA |
| Lot width, interior lot (feet) | 80 | 60 | 60 | NA | NA |
| Front yard (feet) | 30 | 20 | 20 | 0 | 0 |
| Side yard (feet) | 9 | 8 | 8 | 0 | 0 |
| STANDARDS | R-1 and R-2 | R-3 | R-4 | B-1 | B-2 |
| Side yards, combined (feet) | 23 | 18 | 18 | NA | NA |
| Rear yard (feet) | 25 | 25 | 25 | 10 | 10 |
| <i>Maximums</i> | | | | | |
| Building coverage | 20% | 25% | 25% | 90% | 80% |
| Total improvement coverage | 40% | 45% | 45% | 90% | 90% |
| Principal building height | | | | | |
| Feet | 35 | 35 | 35 | 40 | 35 |
| Stories | 2.5 | 2.5 | 2.5 | 3 | 2.5 |
| Senior citizen multifamily building ¹ (feet) | NA | NA | NA | 60 | NA |
| Accessory building height | | | | | |
| Feet | 15 | 15 | 15 | 20 | 20 |
| Stories | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 |

The text of Chapter 94 must be read along with this Schedule since it contains additional regulations which in some cases modify the standards shown above.