



City of Bayonne
DEPARTMENT OF PLANNING, ZONING
AND DEVELOPMENT
MUNICIPAL BUILDING
630 AVENUE C
BAYONNE, NJ 07002
TELEPHONE: 201-858-6110 E-MAIL: TTuohy@BAYNJ.org



Zoning Permit Information for
Accessory Buildings and Structures

1. Fill out the attached **zoning permit application** after you have read through the ordinance requirements.
2. **Two (2) copies of your current and to-scale property survey or a sketch** showing the location and dimensions of the proposed accessory buildings and structures is required.
3. **Payment** of \$50 (\$100.00 fee for a generator) (in the form of money order or check payable to the City of Bayonne) **IS DUE AT THE TIME OF SUBMISSION** along with items 1-2 listed above. Bring to Room #18A.

*Please note for the construction of a deck, a current and to-scale property survey with two (2) sets of architectural plans will be required showing all setbacks to the property lines as well as the existing and proposed lot coverage.

(Separate Building Department permits may also be required)

35-4.12 Accessory Buildings and Structures.

Except as provided by paragraph a, 2 below, all accessory buildings and structures shall comply with the bulk requirements of subsection 35-5.26, inclusive of area, yard and height provisions.

a. *Residential Districts.* Accessory buildings customary and incidental to a principal building shall be permitted provided that the following requirements are met:

1. That building coverage of the accessory building or structure does not exceed that of the principal structure.
2. The accessory building may be located in any required side or rear yard, provided that a minimum setback of three (3) feet is maintained to any property line.
3. No accessory building or structure on a corner shall interfere with safe sight distance for vehicular traffic at an intersection.
4. No accessory building or structure shall be erected on a lot not containing a principal building or structure.
5. No accessory building structure or part thereof, shall be used for dwelling purposes.

b. *Nonresidential Districts.* Accessory buildings and structures shall be permitted provided that the following requirements are met:

1. No accessory building shall be located in a required yard setback.
2. Accessory buildings on corner lots shall not be closer than the building line of the adjacent principal structure, nor interfere with safe sight distance for vehicular traffic at an intersection.
3. No accessory building or structure shall be erected on a lot not containing a principal building or structure.
4. No accessory structure shall be designed for dwelling purposes.

(Ord. No. O-95-12 § 33-4.12)

35-4.13 Visibility at Street Intersections.

On any corner lot, no fence, structure, or shrubbery over thirty-six (36) inches in height, nor any tree whose crown is lower than ten (10) feet in height above grade shall be erected or maintained which shall interfere with traffic visibility around a corner. This shall not apply to intersections whose angle exceeds one hundred thirty-five (135) degrees. (Ord. No. O-95-1, § 33-4.13)



City of Bayonne
DEPARTMENT OF PLANNING, ZONING
AND DEVELOPMENT
MUNICIPAL BUILDING
630 AVENUE C
BAYONNE, NJ 07002
TELEPHONE: 201-858-6110 E-MAIL: TTuohy@BAYNJ.org



Zoning Permit Application

Date Received: _____

Date Issued: _____

Application #: _____

Permit #: _____

Board App #: _____

Property Information

Property Address: _____ Block: _____ Lot: _____ Zone District: _____

Applicant's Information (Principal Contractor/Sign Company etc.):

Business Name: _____ Phone #: _____

Person to Contact: _____ E-Mail: _____

Address: _____ City: _____ State: _____ Zip Code: _____

☐ Sole Proprietorship ☐ General Partnership ☐ C-Corporation ☐ S- Corporation

☐ LP ☐ LLP ☐ LLLP ☐ LLC ☐ PLLC Registered Agent: _____

Property Owner's Information ☐ Check here if owner is the applicant. If not, complete this section.

Property Owner Name: _____ Phone #: _____

Person to Contact (if different): _____ E-Mail: _____

Address: _____ City: _____ State: _____ Zip Code: _____

☐ Sole Proprietorship ☐ General Partnership ☐ C-Corporation ☐ S- Corporation

☐ LP ☐ LLP ☐ LLLP ☐ LLC ☐ PLLC Registered Agent: _____

Current or Last Use of Property

☐ Single Family ☐ Two Family ☐ Multi Family (# of units _____) ☐ Townhouse/Condo

☐ Commercial (Specify type of business): _____ ☐ Vacant Land

☐ Industrial (Specify type of business): _____

☐ Other (describe): _____

Proposed Use of Property

☐ Single Family ☐ Two Family ☐ Multi Family (# of units _____) ☐ Townhouse/Condo

☐ Commercial (Specify type of business): _____ ☐ Vacant Land

☐ Industrial (Specify type of business): _____

☐ Other (describe): _____

Type of Zoning Permit Requested

☐ New Construction ☐ Alteration/Addition ☐ Demolition ☐ Off-Street Parking

☐ In-Ground Pool/Spa ☐ Above-Ground Pool/Spa ☐ Deck/Porch ☐ Sign

☐ Accessory Structure (Shed, Detached Garage, Gazebo, etc.) ☐ Fence – Height: _____

☐ Certification of Nonconforming Use/Structure ☐ Temporary Use/Sign

☐ Use or Change of Use ☐ Other (describe): _____

****Percentage of pervious coverage (grass, dirt, garden, trees, bushes, etc.) only applicable for the installation of pavers, detached shed, garage or deck) = _____***

IMPERVIOUS COVERAGE — Shall mean any material which generally reduces or prevents absorption of stormwater into the ground, including but not limited to buildings, parking areas, driveways, sidewalks, paving and patios, but not swimming pools. All required parking areas which are permitted to remain unimproved and all gravel areas shall be considered as impervious surfaces

Detailed Description of Proposed Work or Use (attach additional sheets when necessary)

For proposed Use or Change of Use please provide a letter describing the principal use and any accessory use as well as a floor plan drawing indicating how the space would be allocated (PLEASE PRINT).

1. This application must be accompanied by sufficient information for the Zoning Officer to render a decision, including but not limited to the following:
 - (1) two true, accurate and to-scale copies of a current property survey (except when applying for a CCO) showing the proposed location of the work, drawn to scale; and
 - (2) plot plans with lot lines, all existing and proposed buildings, alterations and/or additions with appropriate dimensions and elevations; and
 - (3) where there is an easement or any other type of shared property rights, a complete copy of the filed deed on record with the Hudson County Register's Office, together with all exhibits to the deed that clearly reflect any and all easements or restrictions affecting the property.
2. If there is any easement or restriction on your property and that easement or restriction is affected in any way by the proposed work, you must provide with this permit application the written and notarized authorization to perform the proposed work by the property owner(s) who are in any way affected by the easement or restriction.

By signing this application, I am certifying under penalties of perjury that the above-stated information and any documents submitted in support of this application are true, complete and accurate; that the survey (if applicable) submitted with this application is a true representation of the property with the exception of any proposed work as part of this application; and that the copy of the filed deed that is submitted in support of this application is a true, accurate and complete copy of the deed that is recorded in the Hudson County Clerk's Office and includes any and all information regarding any easements or restrictions affecting my property.

Signature of Applicant

Date

Printed Name of Applicant