



City of Bayonne
DEPARTMENT OF MUNICIPAL SERVICES
DIVISION OF PLANNING & ZONING
MUNICIPAL BUILDING
630 AVENUE C
BAYONNE, NJ 07002
TELEPHONE: 201-858-6110 Fax: 201-858-6185
E-MAIL: ALosonczy@BAYNJ.org



Zoning Permit Information for
Accessory Buildings and Structures

- Fill out the attached zoning permit application after you have read through the ordinance requirements.
- Your **completed application** and two copies of your property survey or sketch showing the location and dimensions of the proposed accessory buildings and structures are required.

A. Mail in to City Hall to the attention of Room #18A
(Building Department)

OR

B. Place in the drop box in front of City Hall in an envelope marked Room #18A.

- A fee of \$50 in the form of cash, money order or check (payable to the City of Bayonne) is due when you pick up the permit from Room #18A.

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)



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JAMES M. DAVIS

MAYOR

Zoning Permit Application

Date Received: _____

Date Issued: _____

Application #: _____

Permit #: _____

Board App #: _____

Property Information

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

Applicant's Information

Business Name: _____ Phone #: _____

Person to Contact: _____ E-mail: _____

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

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

Name: _____ Phone #: _____

Address: _____ E-Mail: _____

City: _____ State: _____ Zip Code: _____

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): _____

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 complete copies of a current property survey (except when applying for a CCO) showing the proposed location of the work, drawn to scale;
 - (2) plot plans with lot lines, all existing and proposed buildings, alterations and/or additions with appropriate dimensions and elevations;
 - (3) dimensioned drawings of all proposed signs, accessory structures, and/or site changes if applicable; and
 - (4) 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