

RESIDENTIAL ACCESSORY STRUCTURES

Excerpted from the *2023 Lower Nazareth Township Zoning Ordinance, Article 5, Additional Requirements For Uses Permitted By Right, Section 503, General Accessory Use Provisions*

503 General Accessory Use Provisions.

1. General. Accessory buildings, structures, or uses that are clearly customary and incidental to a permitted by right, special exception or conditional use are permitted by right, except as is provided for in this Ordinance.
2. Setback Requirements.
 - A. The accessory setback requirements of the applicable district shall apply to every accessory building, structure or use unless a standard that is clearly meant to be more restrictive or less restrictive is specifically stated in this Article for a particular accessory use.
 - B. Front Yard. No accessory structure, use or building shall be Permitted in a required front yard in any district, unless specifically Permitted by this Ordinance. See "Essential Services."
3. **Accessory structures incidental to residential uses** (includes a private garage, carport, storage shed, residential greenhouse, gazebo and uses of a closely similar character):
 - A. Shall not be located in any required front, side, or rear setback for an accessory use.
 - B. Accessory buildings on a lot with a lot area of 2 acres or less in a TD1 through TD5 shall meet the following requirements:
 - (1) Maximum height – 25 feet but not higher than the principal structure.
 - (2) Maximum total floor area of all accessory buildings - 1,000 square feet.
 - (3) Maximum of two (2) accessory buildings per lot.
 - (4) Human occupancy in such accessory buildings is not permitted.
4. An accessory use is only permitted on a lot that includes a principal use.

Excerpted from the 2023 Lower Nazareth Township Zoning Ordinance, Article 12, Definitions, Section 1202, Terms Defined.

RESIDENTIAL ACCESSORY BUILDING, STRUCTURE OR USE – A use or structure that is clearly accessory, customary and incidental to a principal residential use on a lot, including the following uses and uses that are very similar in nature: Garage (household), Carport, Tennis Court, Garage Sale (or Yard Sale), Basketball Backboard, Treehouse, Household Swimming Pool, Volleyball Court, Gazebo, Storage Shed, Greenhouse, Children's Playhouse or Children's Play Equipment, or a permitted Accessory Dwelling Unit. No business shall be conducted in a household garage or storage shed that is accessory to a dwelling, except as may be allowed as a home occupation.