

**TOWNSHIP OF FREDON  
SUSSEX COUNTY, NEW JERSEY**

**ORDINANCE 2024-05**

**AN ORDINANCE AMENDING THE FREDON TOWNSHIP ZONING  
ORDINANCE TO ADD THE DEFINITION OF “IN-LAW SUITE” AND PERMIT  
IN-LAW SUITES IN ALL RESIDENTIAL DISTRICTS SUBJECT TO CERTAIN  
CRITERIA**

**SECTION 1. CODE AMENDMENTS**

**A. CHAPTER 550 ZONING, ARTICLE III TERMINOLOGY.**

**Definitions, §550-19, Terms Defined, is hereby amended to add the following definition:**

**IN-LAW SUITE** – A self-contained attached accessory residential unit located within a single-family detached dwelling occupied by persons related by blood, marriage or adoption to the owners who live in the principal unit of the single-family detached dwelling. The accessory unit may contain a kitchen/or kitchenette and a bathroom.

**B. CHAPTER 550 ZONING, ARTICLE V. General Regulations §550-27 Accessory Structures, shall be amended to add a new section, §550-27.1. In-Law Suite, to Article V, General Regulations.**

§550-27.1. In-Law Suite.

- A. An in-law suite shall be permitted in single-family detached dwellings in all single-family residential districts.
- B. The in-law suite may contain a maximum of one (1) bedroom, and the floor area can be no more than 25% of the floor area of the principal unit, which is devoted to occupied living space, or 750 square feet, whichever is less.
- C. The owner(s) of the single-family detached dwelling shall occupy the principal unit.
- D. An in-law suite shall be occupied by individuals related by blood, marriage or adoption to the owner and occupant of the single-family detached dwelling, and shall be limited to two (2) occupants in number. Occupancy by non-related individuals is prohibited.

E. An in-law suite shall have a shared entrance to the principal unit through the front door or other common entrance of the single-family detached dwelling. The entrance to the in-law suite must be accessed through the living space of the principal unit.

F. An in-law suite shall not be served by separate utilities from those of the principal unit.

G. Additions to Create an In-Law Suite. Additions to an existing single-family detached dwelling to allow the creation of an in-law suite in that dwelling shall be permitted, provided that the bulk zoning requirements applicable to the Zoning District are maintained and the addition will facilitate the creation of an otherwise permitted in-law suite in a logical manner considering design, layout and safety factors.

H. Exterior Alterations to Create an In-Law Suite.

(1) Alterations to the exterior of the existing dwelling, other than those to improve the maintenance and attractiveness of the dwelling, shall be minimized; the building shall maintain the customary appearance of a single-family detached dwelling and shall remain compatible with the character of the surrounding neighborhood.

(2) Necessary changes in the number or placement of windows to provide adequate light and air will be permitted, but shall be minimized; any changes shall be consistent with the architectural character of the dwelling.

(3) The in-law suite shall not be constructed or altered to create an entrance/exit to or from the exterior from the in-law suite separate from the principal unit.

I. Parking. The Applicant shall comply with the standards set forth in Section 550-124.

J. Health and Safety Code requirements.

(1) The Applicant shall obtain all inspections and permits required for the use of an in-law suite.

(2) The single-family detached dwelling and the in-law suite shall conform to all requirements of the Township and State applicable building, health, fire and sanitary codes which regulate structural soundness, overcrowding, fire protection, sewage disposal and water supply.

- (3) The Applicant shall submit evidence to the Zoning Officer showing that the total number of occupants in the single-family detached dwelling and the in-law suite will not exceed the maximum capacities for which the systems of the original single-family detached dwelling were designed. Any connection to or addition to an existing on-site sewer system shall be subject to review and approval.

K. Recording. The owner of the property shall record a Deed with the Sussex County Clerk in a form approved by the Township Attorney restricting the use of the in-law suite per this ordinance.

#### CERTIFICATION

TAKE NOTICE that the foregoing ordinance, Ordinance 2024 – 05 , was introduced and approved at first reading at a meeting of the Fredon Township Committee, County of Sussex, State of New Jersey, held on June 26, 2024 and that said Zoning Ordinance will be further considered for final passage at a meeting of the Township Committee beginning at 7:00 p.m. on July 10, 2024 at the Fredon Municipal Building, 443 Route 94, in the Township of Fredon, at which time and place all persons interested will be given an opportunity to be heard concerning said Capital Ordinance and during the week prior to and up to and including the date of such meeting, copies of said ordinance will be made available at the Township Clerk's Office to the members of the general public who shall request the same.

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Suzanne Boland, RMC  
Township Clerk

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**STATEMENT**

The Ordinance published herewith has been finally adopted on July 10, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the  
Corporate Seal of the Township this 10<sup>th</sup> day of July 2024.

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Suzanne Boland, RMC  
Township Clerk