

**TOWNSHIP OF TOMS RIVER
ZONING OFFICE
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<p>SHEDS/GARAGES/ACCESSORY BUILDINGS</p>

The following information is general in nature and may not be all encompassing. Applicants are cautioned that additional specific state and local codes not listed here may regulate construction of this nature.

1. A Zoning Permit is required for ALL sheds. (See “Zoning Permits Instructions” handouts).
2. A building permit must be obtained prior to the construction of any accessory building with a floor area over 100 square feet for Use Group R-5 (single-family dwelling) and R-2 (multi-family dwelling).
3. A building (UCC) permit is required for all sheds over 10’ high. Height is measured from grade to mean height of roof rafter.
4. A building (UCC) permit is required for electrical and plumbing installations.
5. Garages and sheds attached to the principal building/house, must comply with the setbacks for the home.(Ordinance 4459-14)
6. A detached accessory building, such as a garage or shed over 150 square feet shall conform to the side and rear setback requirements found in the Township’s Code.
7. Multiple accessory structures such as sheds are allowed provided there is enough space available on the property. However, only one storage shed containing less than 150 square feet may be located as close as 3’ to the property lines. The other sheds must comply with the setback requirements for accessory buildings.(Ordinance 4459-14)

- 8 Accessory buildings (including sheds) must be 20' from any body of water (stream, lagoon, river, etc.). However, in those zoning districts that have a required principal building setback that is less than 20 feet, the accessory building setback from the property line shall be the same as the principal building setback from the property line, and the accessory building setback from the water shall at least 10 feet(Ordinance 4403-13). Sheds must be 8' from pool water.
- 9 No accessory buildings/sheds shall be placed between the building and the street line.
- 10 Accessory buildings shall not exceed 16' in height as measured from the average grade at the corners of the building to the top of the roof.(Ordinance 4459-14)
- 11 A grading plan prepared by an engineer is required for all buildings over 150 square feet.
- 12 There must be a 5' space between all buildings (including sheds).
- 13 Accessory buildings on lots containing 20,000 square feet may have a footprint as large as 750 square feet. The footprint of an accessory building on lots containing less than 20,000 square feet may not exceed 500 square feet in size. The aggregate footprint of all accessory structures may not exceed 1000 square feet.
- 14 Accessory buildings on commercial sites require site plan approval from the Zoning Board or Planning Board prior to application for building permits.
- 15 Sheds in excess of 100 square feet are assessed for property taxes. If there are any questions on how the proposed shed is valued for taxation purposes please contact the tax assessor's office.
- 16 With the exception of one storage shed containing less than 150 square feet of floor area, accessory buildings are also subject to the maximum lot coverage by buildings requirement for each zone (Section 348-5.8B.) Accessory buildings in the R-100 and R-90 residential zones are subject to the 30% "maximum lot coverage by buildings" limitation. Buildings in the R-75 and R-50 zone are subject to the 35% limit. Buildings in the R-40A and R-40B are subject to limits pursuant to Sections 348-10.15E (7.1) and 348-10.16E. (7.1) respectively (see "Schedule of Minimum Zoning Requirements" table or Ordinance #4429-14)

FOUNDATION SYSTEMS FOR GARDEN TYPE UTILITY SHEDS

AND SIMILAR STRUCTURES

NJAC 5:23-9.9

- a) Garden type utility sheds and similar structures which are 100 square feet or less in area, 10 feet or less in height and accessory to Use Group R-2, R-3 or R-4 shall not be required to have a foundation system which extends below the frost line. These structures shall be of sufficient weight to remain in place or shall be anchored to the ground.
- b) Garden type utility sheds and similar structures which are greater than 100 square feet but not more than 200 square feet in area, 10 feet or less in height, and accessory to Use Groups R-2, R-4 or R-5 are not required to be provided with a foundation system that extends below the frost line provided the shed is dimensionally stable without the foundation system. A shed shall be considered dimensionally stable if it is provided with a floor system which is tied to the walls of the structure such that it reacts to loads as a unit. These sheds shall be placed on a bed of gravel not less than four inches in depth or shall have other frost protected design. These structures shall be of sufficient weight to remain in place or shall be anchored to the ground.