

**TOWNSHIP OF TOMS RIVER
ZONING OFFICE
33 Washington Street
Toms River, NJ 08754
zoning@tomsrivertownship.com**

TELEPHONE: 732-341-1000, Ext. 8449

FACSIMILE: 732-341-0828

<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 Permit Instructions” handouts).
2. A UCC “building” permit must be obtained prior to the construction of any accessory building, including sheds, with a floor area over 200 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 (see instruction number 17 below for shed setbacks within retirement communities). The other sheds must comply with the accessory building setback requirements for the particular zone district where the shed is located. Sheds in the R-B-1, R-B-2, R-B-4 and R-B-7 can be as close as two (2’) feet to the side property line. (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 be 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 (§348-3.7).
- 12 There must be a 5' space between all buildings. However, sheds under 150 square feet may be as close as one (1') foot to other structures (Ordinance 4569-17).
- 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 building coverage and maximum impervious coverage requirements for each zone (Section 348-5.8B.) (see "Schedule of Minimum Zoning Requirements" table or Ordinance #4429-14)
- 17 Sheds constructed within retirement communities are subject to association rules and township codes. Within the Gardens of Pleasant Plains, Holiday City, Shenandoah Commons and Greenbriar Woodlands retirement communities (PRC and PRC-3 zones) sheds over 100 square feet in size must be at least 8 feet from side property lines and 20 feet from rear property lines. Within Lake Ridge(PRC-4 zone), sheds over 100 square feet in size must be at least 10 feet from side and rear property lines. (§348-10.33, 348-10.34 and 348-10.34.1)-