

**TOWNSHIP OF TOMS RIVER  
ZONING OFFICE  
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Toms River, NJ 08754**

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<p><b>SHEDS/GARAGES/ACCESSORY BUILDINGS</b></p>
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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.
6. A detached accessory building, such as a garage or shed over 100 square feet shall conform to the side and rear setback requirements found in the Township’s Code.
7. Multiple sheds are allowed provided there is enough space available on the property. However, only one storage/utility shed containing less than 100 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. These small sheds are not required to have a foundation system, which extends below the frost line. These structures should be of sufficient weight to remain in place or shall be anchored to the ground.

- 8 Storage/utility sheds which are greater than 100 square feet but not more than 200 square feet are required to have a building permit but are not required to have 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 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.
- 9 Accessory buildings (including sheds) must be 20' from any body of water (stream, lagoon, river, etc.). Sheds must be 8' from pool water.
- 10 No accessory buildings/sheds shall be placed between the building and the street line.
- 11 Accessory buildings shall not exceed 16' in height.
- 12 A grading plan prepared by an engineer or surveyor is required for all buildings over 150 square feet.
- 13 There must be a 5' space between all buildings (including sheds).
- 14 Accessory buildings on lots containing 20,000 square feet may be as large as 750 square feet. An accessory building on lots containing less than 20,000 square feet may not exceed 500 square feet in size. The aggregate area of all accessory structures may not exceed 1000 square feet.
- 15 Accessory buildings on commercial sites require site plan approval from the Zoning Board or Planning Board prior to application for building permits.
- 16 There are no taxes assessed on residential sheds under 100 square feet.
- 17 With the exception of one storage shed containing less than 100 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, R-90 and R-75 residential zones are subject to the 30% "maximum lot coverage by buildings" limitation. Buildings in the 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 #4123-07).

## **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.