

# Sheds

1. All sheds require a Development (Zoning) Permit. For one and two family dwellings not in the historic district the fee is \$50. For anything other than a one or two family dwelling or a one or two family dwelling in the historic district, the fee is \$100.
2. All Development (Zoning) Permit applications for sheds need to include:
  - a. A survey with the location of the shed accurately shown on the survey with the setbacks from the side and rear property lines indicated. Also indicate the setback from the house.
  - b. A depiction of the shed. If you are purchasing, a shed use the catalog cut sheet or a picture. Make sure the all dimensions including height is indicated. If building your own, include a plan.
  - c. Indicate any utilities going to the shed. Any electrical will require an electrical permit. Plumbing is not permitted.
3. General Zoning requirements for a shed on a property containing a one or two family dwelling.
  - a. Minimum 5' from the house.
  - b. Cannot be in the front yard.
  - c. Maximum 16' in height to the ridge or peak of the roof.
  - d. If under 100 s.f. in size a minimum 3' from the rear and side property lines.
  - e. Setbacks for sheds greater than 100 s.f. depend upon the land use zone your property is within. Generally, these are either 5' or 8'.
  - f. Sheds on properties in a historic district require the review and approval of the Historic Preservation Commission.
  - g. Generally, for sheds conforming to the above that are under 200 s.f., with no utilities, the Development (Zoning) Permit is the only permit required. Once the shed is completed email [danastasio@redbanknj.org](mailto:danastasio@redbanknj.org).
  - h. Sheds with electrical, are higher than 10 ft. or over 200 s.f. require a construction permit.
  - i. Sheds that do not meet the above requirements can apply for a variance from the Borough's Zoning Board of Adjustment.
4. Sheds on other than one or two family properties generally require approval from either the Planning Board or Zoning Board of Adjustment.