



Township of Pequannock

Construction Department

Construction Department
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GARDEN AND TOOL SHEDS

This handout is based on the N.J. Uniform Construction Code, the Township of Pequannock Land Development Ordinance and the DEP Flood Hazard Area Control Act Rules N.J.A.C. 7:13 for residential property. This is only a guide and may not cover every possible circumstance.

Sheds 200 square feet or less & under 10' in height

Sheds 200 square feet or less in area **and** less than 10 feet high require a zoning permit but do not require a building permit. However, they must conform to the following regulations:

Building Code:

- Sheds must be of sufficient strength to withstand all loads imposed, including wind, snow and contents of the shed.
- Sheds must be of sufficient weight to remain in place under wind and all other loads or be anchored to the ground. Most wooden sheds are of sufficient weight to remain in place without anchoring, but aluminum and vinyl sheds are very light in weight and would need to be anchored to the ground.
- All sheds regardless of construction type which are to be located in the flood hazard area require anchoring to prevent flotation. Sheds are prohibited in the Floodway.

Zoning Code:

- Sheds may be installed in the rear yard only.
- Sheds must be a minimum of 5 feet from all property lines and 10 feet away from the principle structure.
- Sheds may not be used in conjunction with any home occupation or for the storage of flammable or hazardous materials.
- One shed per lot is permitted in the R-9, R-11, R-15 and R-22 zones.
- Two sheds are permitted in the R-45 and R-87 zones.

Sheds 200 square feet or less and more than 10 feet in height

Building and Zoning permits are required

Building Code:

- Sheds are required to have footings extending to the frost line (12 inch minimum).
- Sheds must be of sufficient strength to withstand all loads imposed, including wind, snow and contents of the shed.

- Sheds must be of sufficient weight to remain in place under wind and all other loads or be anchored to the ground. Most wooden sheds are of sufficient weight to remain in place without anchoring but aluminum and vinyl sheds are very light in weight and would need to be anchored to the ground.
- All sheds regardless of construction type which are to be located in the flood hazard area require anchoring to prevent floatation. Sheds are prohibited in the Floodway.

Zoning Code:

- Sheds must be installed in the rear yard only.
- Sheds 15 feet high or less must be a minimum of 5 feet from all property lines and 10 feet from the principle structure.
- Sheds up to 18 feet high are required to be 10 feet from all property lines.
- Sheds may not be used in conjunction with any home occupation or for the storage of flammable or hazardous materials.
- Only one shed per lot is permitted in the R-9, R-11, R-15 and R-22 zones.
- Two sheds are permitted in the R-45 and R-87 zones.

Sheds over 200 square feet regardless of height

Building and Zoning Permits are required

Building Code:

- Sheds must be of sufficient strength to withstand all loads imposed including wind, snow and contents of shed.
- Sheds greater than 200 feet require a foundation system extending below the frost line in all cases (12 inches minimum).
- All sheds greater than 200 square feet and located in the flood hazard area require DEP approval or exemption. Sheds are prohibited in the Floodway.

Zoning Code:

- Sheds must be installed in the rear yard only.
- Sheds 15 feet high or less must be a minimum of 5 feet from all property lines and 10 feet from the principle structure.
- Sheds up to 18 feet high are required to be 10 feet from all property lines.
- Sheds may not be used in conjunction with any home occupation or for the storage of flammable or hazardous materials.
- Only one shed per lot is permitted in the R-9, R-11, R-15 and R-22 zones.
- Two sheds are permitted in the R-45 and R-87 zones.