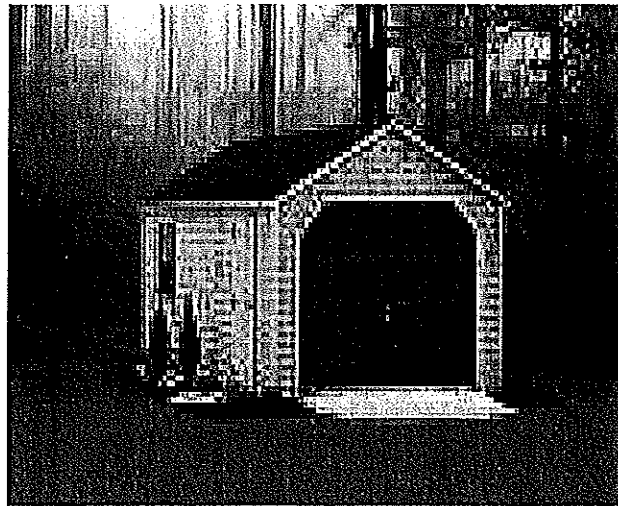


# **GARAGES & SHEDS**



**Township of Denville  
Construction Department  
973.625.8300 ext.251**

IN ALL CASES, A SURVEY OF THE PROPERTY MUST BE SUBMITTED (an exact copy is acceptable as long as it is to scale) THE LOCATION OF THE SHED SHOULD BE SHOWN ON THE SURVEY AND MEET THE REQUIREMENTS OF ZONING ORDINANCE 22-09 (copy attached)

(Corner lots may have special conditions and should be reviewed by the zoning office)

## 100 Sq. Feet and Less

(10 x10 and less)

Submit a copy of your property survey showing location of shed

Zoning Permit needed if 10 ft high or less.

If over 10 ft. must obtain building permit also.

Must be anchored to earth at 4 corners

**Fee: \$35**

## Over 100 Sq. Feet and up to 200 Sq. Feet

(10' x11' up to 10' x 20')

Submit a copy of your property survey showing location of shed

Zoning & Building Permits are required

Submit plans for the construction of shed ( if the shed is prebuilt- a copy of the brochure is acceptable)

Must be anchored to earth at 4 corners

4 inches of gravel required with floor system

**16 feet high maximum**

Fee: \$35 zoning fee & minimum \$50 building permit

## **OVER 200 SQUARE FEET**

Submit a copy of your property survey showing location of shed or garage (16' high maximum)

Zoning & Building Permits are required

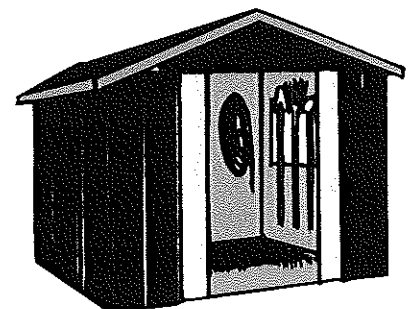
3 sets of construction plans

(if architect plans, two sets must be sealed)

Footings are required

Fee: \$35 zoning fee & minimum \$50 building permit.

Note: If utilities are being installed footings are required and a building permit is necessary. Electric & plumbing diagrams must be submitted with plans along with the proper technical forms.



ORDINANCE NO. 22-08

AN ORDINANCE TO AMEND SECTION 19-5.705 "ACCESSORY STRUCTURES" OF CHAPTER XIX, LAND USE OF THE "REVISED ORDINANCES OF THE TOWNSHIP OF DENVILLE, COUNTY OF MORRIS, STATE OF NEW JERSEY"

BE IT ORDAINED by the Municipal Council of the Township of Denville, County of Morris, and State of New Jersey that the Land Use Ordinance of the Township of Denville is hereby amended as follows:

SECTION 1. Chapter 19, Land Use, Article V, Zone Regulations, of the code of the Township of Denville Section 19-5.705 "Accessory Structures", is hereby amended to delete the following subsections as follows:

- d. Accessory buildings built within the front half of the side yard shall meet the side yard setback requirements for the principal building.
- e. Accessory buildings in residential zones built within the rear yard and the rear half of the side yard shall be no closer than five (5') feet to any lot line, except where a rear lot line is coincidental to a side lot line there shall be a setback of at least twenty (20') feet.

SECTION 2. Chapter 19, Land Use, Article V, Zone Regulations, of the code of the Township of Denville Section 19-5.705 "Accessory Structures", is hereby amended to include the following:

- d. Property line setbacks. Accessory buildings located within residential districts shall meet the following setback requirements:
  - (1) Structures built within the side yard shall meet the side yard setback requirements for the principal building within the particular zone district.
  - (2) Structures built within the rear yard shall meet the following minimum setbacks:

Zone	Minimum Setback Side Yard (Feet)	Minimum Setback Rear Yard (feet)
R-1A	20	20
R-1B	20	20
R-1	15	15
R-2	10	15
R-2A	10	15
R-3	5	10
R-4	5	10

- (3) Any single structure greater than 500 sq.ft. shall meet the minimum side and rear yard setback of the particular zone district in which it is located.
  - (4) Except as which may be modified by subsection d(3), where a rear lot line is coincidental to a side lot line there shall be a minimum setback of at least: fifteen (15') feet within the R-3 and R-4 zones; twenty-five (25') feet within the R-2 and R-2A zones, thirty (30') feet within the R-1 zone and forty (40') in the remaining residential zone districts.
  - (5) There shall be a maximum number of two (2) accessory and/or utility structures on lots with areas less than 81,000 square feet.
- e. Within all single- and two-family residential zones, accessory building(s) and utility structure(s) shall meet the following coverage limitations:

Lot Size	Maximum Lot Coverage
Less than 7,500 sq.ft.	Up to 6%, not to exceed 450 sq.ft.
7,500sq.ft. to 40,249 sq.ft.	Up to 6%, not to exceed 1,000 sq.ft.
40,250sq.ft. to 80,999 sq.ft.	Up to 3%, not to exceed 1,600 sq.ft.
81,000 sq.ft. or more	Up to 2%, not to exceed 2,000 sq.ft.

Structures used for barns on farm assessed lots are excluded from maximum size limitations.

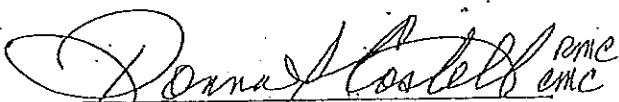
**SECTION 3.** All ordinances or parts of ordinances in conflict or inconsistent with any part of this ordinance are hereby repealed to the extent that they are in such conflict or inconsistent.

**SECTION 4.** This ordinance shall take effect after passage and publication as soon as practicable and in the manner provided by law.

**SECTION 5.** In the event that any section, part or provision of this ordinance shall be held to be unenforceable or invalid by any court, such holding shall not affect the validity of this ordinance as a whole, or any part thereof, other than the part so held unenforceable or invalid.

TOWNSHIP OF DENVILLE  
 COUNTY OF MORRIS  
 STATE OF NEW JERSEY

ATTEST:

  
 Donna I. Costello, Clerk

*Certified to be a true  
 copy as adopted 12-16-08*