



The Town of  
**Hackettstown**  
New Jersey

## THE TOWN OF HACKETTSTOWN

### Zoning Department

Phone: (908) 852-3702

Fax: (908) 852-2538

Email: [zoning@hackettstown.net](mailto:zoning@hackettstown.net)

Hours: Tuesday & Thursday: 9 a.m.-3:00 p.m.

## “HOW TO” WITH ZONING – RESIDENTIAL

When considering changes to your property in the Town of Hackettstown, you will most likely require both zoning and construction permits. Below is a general outline of when a zoning permit is required and how to obtain one.

### COMMON ZONING PERMIT REQUIREMENTS:

|  |   |
|--|---|
| New Residence  | Pools and Hot Tubs                          |
| Change of Use – Residential:                         | Garages / Barns / Sheds of any size         |
| i.e. converting a garage to an office / living space | Decks / Gazebos                             |
| i.e. an attic to a bedroom / living space            | Fences / Walls                              |
| i.e. finish off basement to living space             | Erection of Signs                           |
| Any increase in height or square footage             | Patios, Walkways, & Driveway Expansion      |
| Additions / Alterations                              | Fixed Generators – Residential & Commercial |

This is not an inclusive list. If the work you would like to perform is not listed above, it is your responsibility to ask the Zoning Official if a permit is required.

### WHEN A ZONING PERMIT IS REQUIRED

Complete a Zoning Permit Application which can be obtained at the Municipal Building or online at <https://www.hackettstown.net/zoning> and submit it to: David Diehl, Zoning Officer, along with a plot plan with the proposed addition/change drawn where it will be located (a copy of your survey or an accurately hand drawn site map showing your boundary lines is acceptable for residential applications). The fee for the zoning permit will be indicated on the application.

The Town of Hackettstown consists of various zoning districts: **R-12.5” Single-Family Residential, R-15 Single-Family Residential, R-30 Single-Family Residential, and the R-12.5/Off Single-Family / Office.** The following are the bulk requirements.

|                                   | “R-30”    | “R-15”    | “R-12.5”  | “12.5/Off”           |
|-----------------------------------|-----------|-----------|-----------|----------------------|
| <b>Principal Building Minimum</b> |           |           |           | Dwelling      Office |
| Lot Area                          | 30,000 SF | 15,000 SF | 12,500 SF | 12,500 SF            |
| Lot Frontage                      | 125'      | 80'       | 60'       | 60'                  |
| Lot Width                         | 125'      | 80'       | 60'       | 60'                  |
| Lot Depth                         | 175'      | 125'      | 100'      | 100'                 |
| Side Yard (each)                  | 25'       | 15'       | 10'       | 15'                  |
| Front Yard                        | 50'       | 30'       | 20'       | 20'                  |
| Rear Yard                         | 40'       | 30'       | 20'       | 20'                  |
| <b>Accessory Building Minimum</b> |           |           |           |                      |
| Distance to Side Line             | 15'       | 10'       | 10'       | 10'      10'         |
| Distance to Rear Line             | 5'        | 5'        | 5'        | 5'      10'          |
| Distance to Other Building(s)     | 10'       | 10'       | 10'       | 10'      20'         |
| <b>Maximum</b>                    |           |           |           |                      |
| Principal Building Coverage       | 10%       | 20%       | 20%       | 20%      N/A         |
| Lot Coverage                      | 15%       | 30%       | 30%       | 30%      55%         |

\*Notes:

- In a Planned Development, the above bulk requirements may be different.
- Private residential swimming pools (See Section 515 for standards)
- Private residential sheds for the storage of objects owned by the residents of the property, each not exceeding 15' in height, and altogether not exceeding 100 SF in gross floor area.
- Any change / conversion of living space to an office in the R12.5/Off Zone may / shall require Board Approval.

This is a general guide and it shall be noted the Zoning Permit does not release the Applicant of any responsibility to obtain any other permits or necessary approvals (local, county, or state).