

Residential Sheds & Structures: Zoning Permit Required

The Town of Hackettstown Land Development Ordinance (LDO) regulates “Accessory buildings and structures” including sheds.

Per Ordinance Section 403 “R-12.5, R-15 and R-30 Single-Family Residential Zone Districts, Subsection B. Accessory Uses Permitted 2. Private residential sheds for the storage owned by the residents of the property, each not exceeding 15 feet in height, and altogether **not exceeding 100 square feet in gross floor area.**

It shall be noted: Pursuant to adoption in the March 5, 2018 New Jersey Register and the State of New Jersey Department of Community Affairs exempting garden type utility shed that is 200 square feet or under from a (Construction) permit, that Does Not exempt the property owner from obtaining a Zoning Permit and approval by the Town of Hackettstown Land Development Ordinance.

Not Permitted: Structure, Membrane - Any accessory building or structure that uses canvas, plastic or other pliable material as a roof and is supported in any manner.

Town of Hackettstown
 Phone 908-852-3702 Fax 908-852-2538
 Hours Tuesday & Thursday 9-3

“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 & Hot Tubs
Change of use-Residential	Garage/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/Wall
i.e. finish off basement to living space	Erection of signs
Any increase in height or sq. 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

Fill out a Zoning Permit Application which can be obtained at the Municipal Building and submit it to: David Diehl, Zoning Officer/Patricia Chmielewski, Zoning Assistant

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.

Hackettstown consists of various zoning districts. “R-12.5” Single-Family Residential, “R-15” Single-Family Residential, “R-30” Single Family Residential & the “R-12.5/Off” Single-Family/Office. The following are the Bulk Requirements.

	“R-30”	“R-15”	“R-12.5”	“12.5 /Off”
Principal Building Minimum				Dwelling Office
Lot area	30,000 sf	15,000 sf	12,500 sf	12,500 s.f.
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’
Accessory Building Minimum				
Distance to side line	15’	10’	10’	10’ 10’
Distance to rear line	5’	5’	5’	5’ 10’
Distance to other building	10’	10’	10’	10’ 20’
Maximum				
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 square feet 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 other permits or necessary approvals (local, county or state).