



The Town of  
**Hackettstown**  
New Jersey

**THE TOWN OF HACKETTSTOWN**  
**Zoning Department**

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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.

	<b>“R-30”</b>	<b>“R-15”</b>	<b>“R-12.5”</b>	<b>“12.5/Off”</b>	
<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).