

SHED PERMIT - APPLICATION CHECKLIST

THE INFORMATION CONTAINED IN THIS HANDOUT ILLUSTRATES WHAT IS REQUIRED FOR SUBMISSION FOR A PERMIT TO CONSTRUCT A SHED. THE DRAWINGS INCLUDED ARE FOR INFORMATIONAL PURPOSES ONLY. THE INFORMATION YOU PROVIDE MUST BE SPECIFIC TO YOUR SHED AND MARKUPS OF THESE DRAWINGS WILL NOT BE ACCEPTED.

PROVIDE THE FOLLOWING CONCERNING YOUR PROPOSED SHED.

- ZONING APPROVAL APPLICATION – SEE ZA-1 (REQ'D FOR ALL APPLICATIONS)
ZONING APPROVAL IS REQUIRED PRIOR TO REVIEW BY THE CONSTRUCTION OFFICE FOR A CONSTRUCTION PERMIT
- SHED LOCATION PLAN – SEE S-1 (REQ'D FOR ALL APPLICATIONS)
- SHED PLAN – SEE S-2 (REQ'D FOR SHEDS OVER 100 SQ. FT.)
- SHED ELEVATIONS – SEE S-3 (REQ'D FOR ALL APPLICATIONS)
- SHED SECTION – SEE S-4 (REQ'D FOR SHEDS OVER 100 SQ. FT.)
NOTE FOUNDATION REQUIREMENTS DEPENDING ON SIZE OF SHED
- IF MANUFACTURED SHEDS ARE PROPOSED, PROVIDE THE MANUFACTURER'S BROCHURE INCLUDING THE MANUFACTURER'S INSTALLATION SPECIFICATIONS
- TIE-DOWNS REQUIRED FOR SHEDS WITHOUT FLOORS

IF YOU HAVE ANY QUESTIONS CONCERNING YOUR PROJECT, CALL JAMES B. FORAN, BUILDING SUBCODE OFFICIAL, MONDAY WEDNESDAY, OR FRIDAY FROM 7:30AM TO 11:00AM AT 609-894-3384.

PEMBERTON TOWNSHIP
CONSTRUCTION OFFICE
500 PEMBERTON BROWNS MILLS ROAD
PEMBERTON, NEW JERSEY 08068
VOICE: 609-894-3330 FAX: 609-894-7976

SHED
INFORMATION
DRAWINGS



TOWNSHIP OF PEMBERTON

Department of Community Development

Zoning Division 609-894-3306 Fax: 609-894-7976
500 Pemberton-Browns Mills Road
Pemberton, New Jersey 08068-1539
www.pemberton-twp.com

April 24, 2014

GENERAL INSTRUCTIONS TO OBTAIN A ZONING PERMIT FOR A RESIDENTIAL STORAGE SHED

GENERAL INFORMATION:

1. A completed Zoning Permit Application is required for all Residential Storage Sheds.
2. If your Residential Storage Shed is greater than 100 square feet, you will also require a Building Permit from the Construction Office.

ZONING PERMIT APPLICATION REQUIREMENTS:

3. A completed Zoning Permit Application form with all required information included. See Form ZA-1.
4. Survey or site plan, drawn to scale, showing proposed location of shed, dimensions of shed, distance from shed to lot lines and distance from shed to any structure as specified on Form ZA-1. A sample drawing is attached see S-1.
5. A drawing depicting the shed front and side elevations with all information as identified on the sample drawing attached as S-3.

SHED REQUIREMENTS:

1. The installation or construction of a shed shall be in conformance with the requirements as shown in the **ZONING SCHEDULE FOR RESIDENTIAL STORAGE SHEDS** for the zone district of the property.
2. If you do not know the Zoning District of the property for the shed application, you can find it on the Pemberton Township online GIS at http://www.pemberton-twp.com/pemberton_gis. You can search for the property by address or Block and Lot.
3. The Zoning Ordinance does not permit a shed in the front yard.
4. If you have a corner lot, place the shed at least the front yard setback plus ten (10) feet from any street frontage. (190-53.D.)
5. A shed can be placed in an easement if the following conditions are met (except for conservation easements):
 - a. The shed shall not be placed on a concrete surface or a permanent concrete footing.
 - b. The shed installation shall not impede the natural flow of surface water.
 - c. The owner shall be responsible for moving the shed and any costs associated with the moving of the shed if, for any reason, it is necessary to move the shed in order to complete work within that easement.
6. The Township of Pemberton has no authority to enforce deed restrictions, covenants or adopted rules of a homeowner's association.
7. If you are a tenant, you must submit an approval letter from the property owner.

ZONING REQUIREMENTS FOR RESIDENTIAL STORAGE SHEDS

Zone	Chapter	Maximum Size (sf)	Maximum Shed Height	Maximum No. Allowed	Yard Allowed	Minimum Side Setback	Minimum Rear Setback	Corner Lot (Minimum Setback from Street)	Minimum Distance to other Building	Maximum Accessory Buiding Cover
AR	190-12	Max 200	10'	2	Side/Rear	10'	10'	200'	50'	5%
AP	190-13	Max 200	10'	2	Side/Rear	10'	10'	200'	50'	5%
SAP	190-14	Max 200	10'	2	Side/Rear	10'	10'	200'	25'	1%
P	190-15	Max 200	10'	2	Side/Rear	10'	10'	200'	25'	1%
R-60	190-16 / 190-30	Max 145	10'	1	Side/Rear	5'	5'	25'	10'	5%
R-80	190-16 / 190-30	Max 200	10'	1	Side/Rear	5'	5'	25'	10'	5%
R-100	190-16 / 190-30	Max 200	10'	1	Side/Rear	5'	5'	25'	10'	5%
R-96	190-16 / 190-30	Max 200	10'	1	Side/Rear	5'	5'	25'	10'	5%
R-200	190-16 / 190-30	Max 200	10'	1	Side/Rear	5'	5'	40'	10'	5%
R-1	190-17	Max 200	10'	1	Side/Rear	10'	10'	200'	20'	2%
R-3	190-17	Max 200	10'	1	Side/Rear	10'	10'	200'	25'	1%
R-I	190-18 / 190-30	Max 200	10'	1	Side/Rear	5'	5'	50'	25'	2%
RA w/o PDC's	190-18.1 / 190-30	Max 200	10'	1	Side/Rear	5'	5'	75'	25'	1%
RA w/ PDC's	190-18.1 / 190-30	Max 200	10'	1	Side/Rear	5'	5'	25'	10'	5%
R-6 (Det. Dwell.)	190-19	Max 200	10'	1	Side/Rear	100'	100'	200'	50'	1%
R-6 (Piney Ex.)	190-19	Max 200	10'	1	Side/Rear	50'	50'	200'	25'	1%
R-6 (Cluster)	190-19	Max 200	10'	1	Side/Rear	30'	30'	200'	20'	5%
R-17 w/o Pub. Sewer/Water	190-20	Max 200	10'	1	Side/Rear	10'	10'	200'	25'	0.2%
R-17 Cluster	190-20	Max 200	10'	1	Side/Rear	10'	10'	200'	25'	1%
MH	190-21	Max 120	10'	1	Side/Rear	5'	5'	10' / 25'	5'	NA
PV w/o Sewer	190-22	Max 145	10'	2	Side/Rear	50'	50'	50'	25'	1%
PV w/ Sewer	190-22	Max 145	10'	2	Side/Rear	30'	30'	30'	20"	5%
OP	190-24.1	Max 145	10'	1	Side/Rear	10'	15'	40'	20'	
Nonconforming Lots / Uses / Structures	190-37.F.(1)									
Lot Size Up to 11,000 Square Feet	190-37.F.(1)	See Zone requirements	10'	See Zone requirements	Side/Rear	10'	10'	See Zone requirements	20'	5%
Lot Size 11,001 to 30,000 Square Feet	190-37.F.(1)	See Zone requirements	10'	See Zone requirements	Side/Rear	10'	15'	See Zone requirements	20'	5%
Lot Size of 30,001 to 43,560 Square Feet	190-37.F.(1)	See Zone requirements	10'	See Zone requirements	Side/Rear	30'	30'	See Zone requirements	20'	2%

**ZONING PERMIT APPLICATION
TOWNSHIP OF PEMBERTON**

Zoning Department
500 Pemberton-Browns Mills Road
Pemberton, New Jersey 08068-1539
609-894-3306 Fax: 609-894-7976

FOR OFFICE USE ONLY

Permit/Receipt # _____

Date Received: _____

Received by: _____

Response Due: _____

Review Date: _____

Approved/Denied: _____

ALL ITEMS MUST BE COMPLETED OR THE APPLICATION WILL BE REJECTED

ADDRESS OF PROJECT: _____ BLOCK(S): _____

ZONE: (if known) _____ LOT(S): _____

NON-RESIDENTIAL RESIDENTIAL

EXISTING USE: _____

PROPOSED IMPROVEMENTS AND/OR USE (be specific): _____

A COPY OF SURVEY, SCALED OR ACCURATE DRAWING REQUIRED: Please show location of proposed projection(s) indicating setbacks, location of streets indicating street names and dimensions of the property. All easements and rights-of-way should be indicated.

State law allows ten (10) days to review a complete zoning permit application.

Lot Size _____ **X** _____ Lot Sq Ft _____

FENCE DECK/PATIO NEW DWELLING ACCESSORY USE SHED
 GARAGE/POLE BARN POOL/HOT TUB ADDITION OTHER _____

(above or inground)

Please complete the following information where applicable:

SIZE: _____ x _____ HEIGHT: _____ SIZE: SQ FT _____
LENGTH WIDTH (OVER 500 SQ FT MAY REQUIRE GRADING PLAN)

SETBACKS: FRONT: _____ REAR: _____ SIDE: _____ SIDE: _____

Is the lot an inside or corner lot? INSIDE LOT CORNER LOT

If application is for an accessory structure: Distance to principal structure: _____

Provide principal structure: Dimensions/sq ft _____ / _____ Height _____

Is this property serviced by *septic or sewer* _____

Was Planning Board or Zoning Board approval required for this improvement and/or property?

NO YES If yes, date approved? _____

APPLICANT
NAME: _____

OWNER
NAME: _____

ADDRESS: _____

ADDRESS: _____

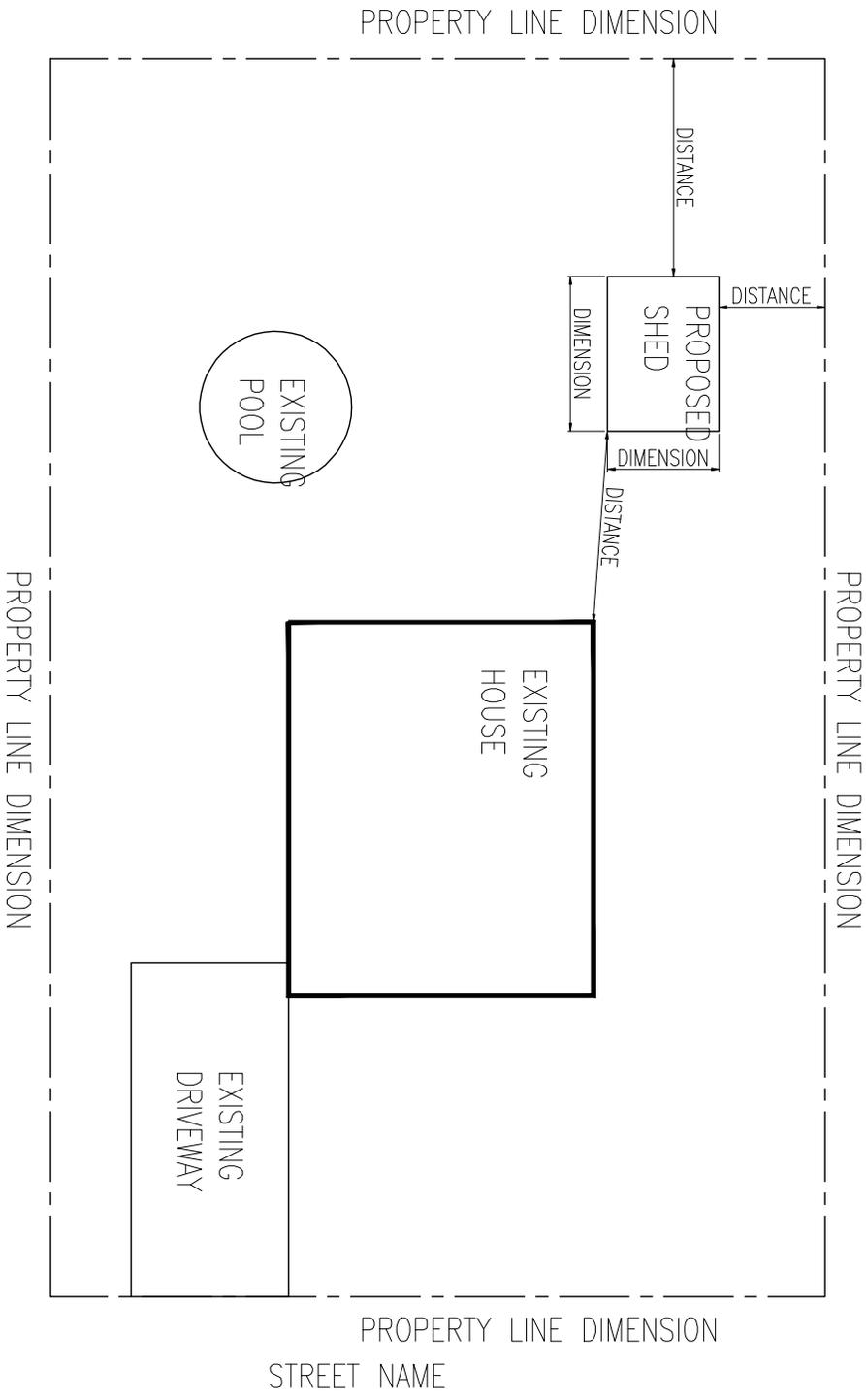
CITY, STATE ZIP: _____

CITY, STATE, ZIP: _____

PHONE: _____

APPLICANT/OWNER SIGNATURE _____

Applicant/Owner is responsible for accuracy of documentation and information submitted.



LOCATION PLAN

NOT TO SCALE

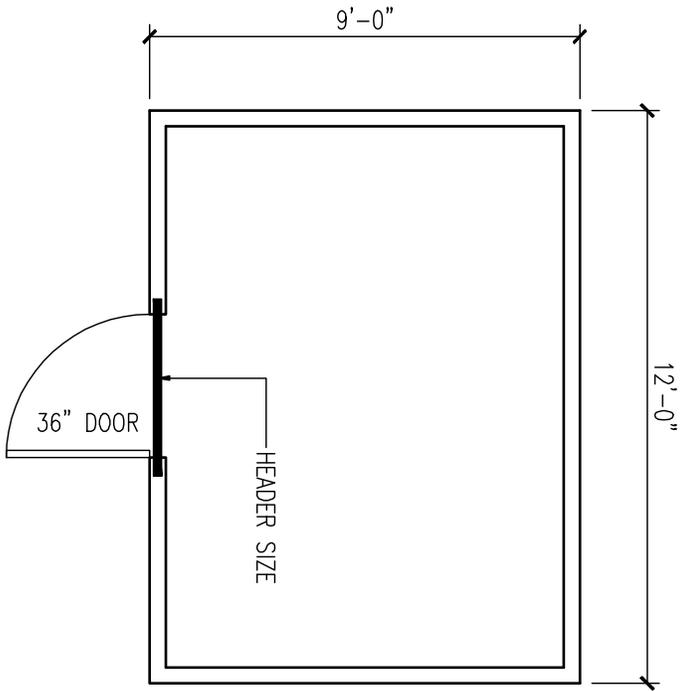
SEE ZA-1 FOR ITEMS THAT MUST BE SHOWN ON THE LOCATION PLAN.

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SHED
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S-1

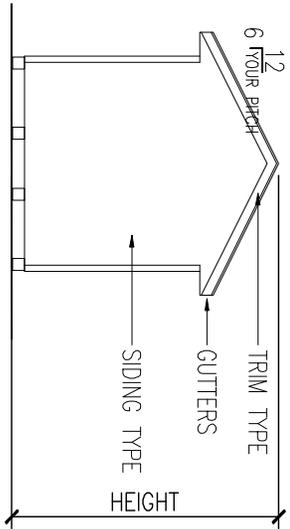
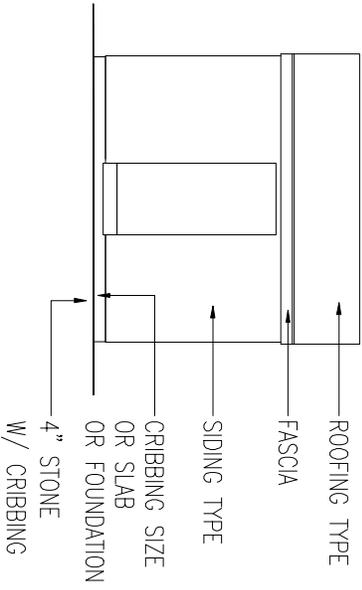


SLED PLAN
NOT TO SCALE
SHOW YOUR SHED DIMENSIONS

S-2

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SHED ELEVATIONS

SCALE 1/8" = 1'-0"

SHOW HEIGHT, ROOF PITCH, AND MATERIALS
SHOW PROPOSED BASE.

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CONSTRUCTION OFFICE

500 PEMBERTON BROWNS MILLS ROAD

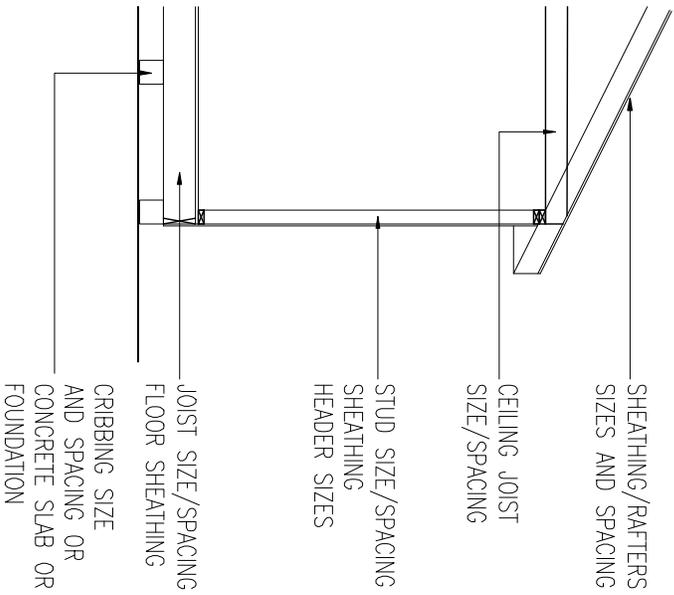
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S-3



BUILDING SECTION

SCALE 1/4" = 1'-0"

R403.1.4 Minimum depth. All exterior footings shall be placed at least 12 inches below the undisturbed ground surface. Where applicable, the depth of footings shall also conform to Sections R403.1.4.1 through R403.1.4.2.

Exceptions:

1. Accessory garden-type utility sheds and similar structures that are 100 square feet or less in area, 10 feet or less in height and does not contain a water, gas, oil or sewer connection. These structures shall be of sufficient weight to remain in place or shall be anchored to the ground.
2. Accessory garden-type utility sheds and similar structures that are greater than 100 square feet, but not more than 200 square feet in area, and 10 feet or less in height, provided the shed is dimensionally stable without the foundation system and does not contain a water, gas, oil or sewer connection. A shed shall be considered dimensionally stable if it is provided with a floor system that is tied to the walls of the structure such that it reacts to loads as a unit. These structures shall be of sufficient weight to remain in place or shall be anchored to the ground.

R403.1.4.1 Frost protection. Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extended below the frost line which is 30" below grade.
2. Erected on solid rock.

Exception: Free-standing buildings meeting all of the following conditions shall not be required to be protected:

1. Buildings and other structures that represent a low hazard to human life in the event of failure, including, but not limited to, agricultural buildings, temporary buildings and minor storage facilities.
2. Area of 600 square feet or less for light-framed construction or 400 square feet or less for other than light-framed construction; and
3. Eave height of 10 feet (3048 mm) or less.

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