

# Township of Readington

## Code Enforcement

### Utility Shed Information

Three thresholds exist for when planning and applying for the installation of a garden type shed or similar structure.

- 1) Structures 200 square feet or less, 10 feet or less in height, accessory to a residential property and do not contain water, gas, sewer or oil service require only a zoning permit (\$35.00). A site plan showing the location and setbacks is required for this permit. Electrical permits are required if service is provided. If water, gas, sewer or oil service is provided a construction permit is required for sheds in this category.
- 2) Structures that exceed either 200 square feet or 10 feet in height or are accessory to a use other than a residential property require zoning approval and building specs if a pre-fab, drop-off type. If site built, plans for construction will be required. All sheds greater than 200 sq.ft. require a foundation system. The design of the foundation system depends on the size, spacing and type of structural framing members. An anchoring system is also required between the footing and the shed.

Additionally, the following items may need to be addressed:

- 1) Plans for site-built sheds may be prepared by the homeowner or licensed NJ architect *only*.
- 2) Association approval if a member of a homeowner's association.
- 3) If electric or plumbing is to be supplied, plans must show all required details and the appropriate subcode form submitted.

### Required Inspections

Footing: After the holes are dug and prior to placement of concrete

Final: After completion of all work and before the shed is in use. Note: If interior finishes are to be applied, a separate framing inspection is required.