



Township of Montague

277 Clove Road, Montague, NJ 07827

Construction, Housing, Fire & Zoning Departments

SHED REQUIREMENTS

- **A Zoning Permit is required for *all* sheds**, and permit approval is needed before placement or construction of a shed.
- All Zoning Permits must have a property survey attached to it, indicating the placement of the shed on the property.
- A Building Permit is ***not required*** for any shed measuring ***100 square feet or smaller***, and less than 10 feet in height at the eaves. These structures must be of sufficient weight to remain in place, or shall be anchored to the ground. No footing is required.
- A Building Permit ***is required*** for any garden type utility shed, or other similar structure that is ***greater than 100 square feet***, but not more than 200 square feet, and less than 10 feet at the eaves.
- For structures over 100 square feet, and less than 200 square feet, a foundation/footing system that extends below the frost line of 42" is not required, provided the structure is dimensionally stable, meaning it has a floor system tied structurally to the walls.
- Garden type utility sheds, and other similar structures measuring 200 square feet or more, with light frame construction such as wood or steel framing, do require a foundation/footing system to extend below the frost line of 42".

LOCATION (see § 76-14A Code of the Township of Montague: Accessory Buildings & Structures)

- In residential districts, an accessory building may be constructed in the side or rear of the property, and must have a minimum distance of 10 feet from the side and rear lot lines.
- Accessory buildings must have a minimum distance of 5 feet from an adjacent structure.
- See § 76-14A for rules for structure placement rules in the front yard of a property, or attached to a principal building.
- The height of an accessory structure cannot exceed 35 feet.