



Township Of West Milford

DEPARTMENT
OF BUILDING SAFETY

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Garden and Tool Sheds

This handout based on the **N.J. Uniform Construction Code and the Township of West Milford Land Development Ordinance** for residential property.

This is only a guide and cannot cover every situation you may encounter.

Sheds up to 100 Square Feet & 10 feet in height

Sheds 100 square feet or less, which would include 10' x 10' and 8'x12', require a [zoning permit](#), but **do not** require a building permit, but must conform to the follow regulations:

Building Code:

- Shed must of sufficient strength to withstand all loads imposed, including: wind, snow and items stored inside the shed.
- Sheds must be of sufficient weight to remain in place under wind and other loads or be anchored to the ground. (Most wooden sheds are of sufficient weight to remain in place without anchoring, but aluminum and vinyl sheds are very light in weight and would need to be anchored to the ground)

Zoning Regulations:

- Sheds 100 sq. ft and under **may not** be placed in the front yard (see page three for explanation of front yards) they must be in the side or rear yard.
- Sheds must be 5 feet from the side and rear property line.
- Sheds cannot be used as a livestock shelter or must be 100' from the house.

Sheds over 100 Sq. Ft. but less than 200 Sq Ft & 10 Ft. in height

Sheds over 100 square feet but less than 200 square feet require a building permit and a [zoning permit](#) and must conform to the following regulations:

Building Code:

- Shed must of sufficient strength to withstand all loads imposed, including: wind, snow and items stored inside the shed.
- Sheds between 100 and 200 square feet that have a flooring system that ties the walls together may be placed on a 4" bed of gravel or use frost footings similar to deck footing with the shed resting

on a bed of grave 4” thick, or a 4” concrete slab. Lightweight sheds should be securely anchored to the footing system or ground.

- Sheds must have a floor system that is tied to the walls so the structure reacts to loads as a whole. (Pressure treated wood platform or concrete slab)
- Drawings showing how shed is to be constructed and footing system are needed for sheds over 100 sq. ft.

Zoning Regulations:

- Sheds **may not** be placed in the front yard (see page three for explanation of front yards) they must be in the side or rear yard.
- Sheds between 100 and 200 sq. ft. must follow the setbacks for accessory structures listed below:

Note: The charts below are for sheds **over 100 sq. ft.** for sheds 100 sq. ft. and under see page 1.

Properties With Central Water and Sewer

Zone:	R-3	R-2	R-1
Distance from side property line	15 Feet	10 Feet	10 Feet
Distance from rear property line	15 Feet	10 Feet	10 Feet
Distance from other buildings	20 Feet	15 Feet	15 Feet

Properties With individual Well And Septic

Zone:	R-4	R-3	R-2	R-1
Distance from side property line	50 Feet	50 Feet	30 Feet	15 Feet
Distance from rear property line	50 Feet	50 Feet	30 Feet	15 Feet
Other building	20 Feet	20 Feet	20 Feet	15 Feet

Lake Residential Zone

Distance from side property line	10 Feet
Distance from rear property line	10 Feet
Distance from other buildings	15 Feet

Allowable Locations For Sheds

All sheds must be located in the side or rear yard. **Note: If your property faces more than one street (Corner or Through lot) you have more than one front yard.**

Sheds 100 square feet and under must be 5 feet from the property line and 10 feet from other buildings. Sheds over 100 square feet, see setbacks from chart on page 2.

Sheds allowed in shaded areas below.

