

# Borough of Little Silver

Settled 1667

Incorporated 1923



## SHEDS AND ACCESSORY STRUCTURES

A **Development Permit** (zoning review) is required for the installation/construction of **all** sheds and accessory structures.

### **Building Permit may be required:**

Little Silver's Construction services are shared with the Borough Rumson 80 East River Road Rumson, New Jersey 732-842-3022. **Please call the Rumson Building Department at 732-842-3022 to confirm.**

The zoning fee for sheds 100 square feet or less in area and 12' or less in height is \$100.

The zoning fee for sheds and accessory structures over 100 square feet in area or 12' in height is \$300.

### **For Zoning Approval:**

Submit the correct fee, original completed Application for Development Permit, **notarized** Authorization and plan which **must include: to scale survey, photo or architectural drawings showing what the shed will look like, all sides and which clearly shows the details of the shed including its location, dimensions and height.**

Sheds 100 square feet or under in size and no more than 12 feet in height are required to be placed at least 8 feet from any side or rear property line.

Sheds in excess of 100 square feet in size are required to be placed at least 15 feet from any side or rear property line.

No shed may be placed in a front yard.

Sheds must be located no closer to the residence than 5 feet.

See attached Section 5.7 of the Land Use and Development Ordinance for additional regulations.

### **After Zoning Approval:**

If applicable, obtain a Building Permit from the Construction Official's Office.

Final Inspection is **required** upon completion of installation. To schedule a Final Inspection, please call 732-842-3022

**\*\*\* Failure to schedule an inspection will result in Code Enforcement Action**

Department of Planning & Zoning  
December 2019

## SECTION-5.7 ACCESSORY STRUCTURES

Unless otherwise specified in this Chapter, accessory structures shall conform to the following regulations as to their locations on the lot.

- A. An accessory structure attached to a principal structure shall comply in all respects with the yard requirements of this Chapter for the principal structure. Detached accessory buildings shall be located in other than a front yard, and if located in a side or rear yard area shall be setback as provided in Article 10 of the ordinance from all lot lines, except that **one storage shed** containing one hundred (100) square feet or less of floor area and not more than 12 feet in height measured from the existing finished grade may be located not less than eight feet (8') from any side or rear lot line.
- B. Accessory structures shall not exceed sixteen feet (16') in height.
- C. Accessory Structures shall not exceed one hundred and fifty (150) square feet in size, except free standing garages, which may not exceed six hundred (600) square feet in size.
- D. A detached accessory structure, in any residential zone, shall be at least five feet (5') from the principal structure and any other accessory structure.
- E. No accessory building shall be used for residence purposes.
- F. Air conditioners and condenser units shall be allowed 3 feet of the principal structure and at least fifteen (15) feet from the property line, except that the distance to the property line can be reduced to as little as eight (8) feet if a sound absorption/reduction system to determine noise levels is installed.

1. Name of Applicant(s):	2. Telephone:
	E-Mail:
3. Mailing Address:	Zip:
4. Agent for Service and Notice if other than Applicant:	5. Telephone:
	E-Mail:
6. Agents Mailing Address:	Zip:

**DEVELOPMENT**

7. Location – Street Address:			
8A. Lot(s) and Block(s) number(s):	8B. Zone:	8C. Current Use:	
9. Owner's Name and Address (If different from Applicant)			
Telephone:		E-mail:	
10. Describe Proposed Development (Attach Plans, Maps, Statements and other information to describe development.)			
11. Development Name (If any):			
12. Check (✓) If Proposed	A. New Building <input type="checkbox"/> Construction	B. Interior <input type="checkbox"/> Renovations	C. Exterior <input type="checkbox"/> Renovations
D. Subdivision <input type="checkbox"/>	E. Site Improvements or Revisions <input type="checkbox"/>	F. Generator <input type="checkbox"/>	G. Fence <input type="checkbox"/>
H. Removal or <input type="checkbox"/> Demolition	I. Change in <input type="checkbox"/> Occupancy	J. Change in use <input type="checkbox"/>	K. Other <input type="checkbox"/> Attach Descriptions
L. Pod			
Signature of Applicant or Agent:			Date:
Type or Print Name of Applicant or Agent:			

**ZONING OFFICER REVIEW**

13. Action Required	A. Planning Board <input type="checkbox"/>	B. Board of Adjustment <input type="checkbox"/>	C. Board Action <input type="checkbox"/> Not Required
14. Applications Required:		F. Appeals	<input type="checkbox"/>
A. Minor Subdivision <input type="checkbox"/>		G. Interpretations	<input type="checkbox"/>
B. Major Subdivision <input type="checkbox"/>		H. Bulk Variance (s)	<input type="checkbox"/>
C. Site Plan <input type="checkbox"/>		I. Use Variance	<input type="checkbox"/>
D. Conditional Use Permit <input type="checkbox"/>		J. Direction for Building Permit Insurance	<input type="checkbox"/>
E. Sign <input type="checkbox"/>			
Note: Planning Board may not grant more than one area variance.			
15. Notice of Public Hearing required <input type="checkbox"/>		Fee is \$	16. Fee Paid <input type="checkbox"/>
17. Other required approvals (or comments).			

Authorization is hereby given to the Borough of Little Silver, its agents, employees and representatives to inspect all or any part of the above property, whether interior or exterior, at any reasonable hour of the day, with respect to any matters relating to the Application for Development, within the judgment of the Borough or such representatives related thereto. This Authorization shall permit representatives to take photographs and to make sketches and notes with respect to the subject property.

CHECK WHICHEVER IS APPLICABLE

\_\_\_\_ I/We am/are the Owner(s) of record of the above referenced property and concur with the Application for Development submitted to the Borough of Little Silver.

\_\_\_\_ I/We certify that I/we have the permission of the owner(s) of the above referenced property to make this application for development and present these plans to the Borough of Little Silver.

\_\_\_\_\_, of full age, being duly sworn, according to law, upon my oath, depose and say that I am authorized to make this application and that all of the statements and information contained in the application, plans, attachments and other documents submitted herewith are true.

\_\_\_\_\_  
Applicant's Signature

Sworn and Subscribed to before  
me this     day of             , 20

\_\_\_\_\_  
Notary Public