

TOWNSHIP OF LIVINGSTON
SHED REQUIREMENTS CHECKLIST

PLANS WILL BE REVIEWED ACCORDING TO DATE RECEIVED, NOT ACCORDING
TO COMPLEXITY OF PROJECT

SHEDS 100 SQUARE FEET OR UNDER:

1. No building permit are necessary, however a zoning permit is required to make sure all setback requirements are met. The setback for all Residential Zoning District are as follows: R-1 10 feet, R-2 10 feet, R-3 7 feet and R-4 5 feet from all side and rear property lot lines as well as 10 feet from any house, deck raised patio. The maximum height is 13 feet for all sheds.
2. Complete Residential Zoning Application and enclose a check for \$75.00 payable to *The Township of Livingston*.
3. Submit original current sealed survey and three (3) copies of current survey showing the proposed shed location.
4. Complete Surface Drainage Permit Application for Engineering Dept.

SHEDS OVER 100 SQUARE FEET REQUIRE A BUILDING PERMIT:

1. Submit a copy of contractor's current Home Improvement card. **Applications will not be accepted without this information.**
2. Submit four (4) sets of building plans showing the shed construction.
3. Complete Building sub-code section of permit application.
4. Submit original current sealed survey and (3) copies of survey showing the proposed shed location.
5. If it is a pre-fabricated shed, copies of the manufacturer's plans are required.
6. Complete Residential Zoning Application and enclose a check for \$75.00 payable to *The Township of Livingston*.
7. Complete Surface Drainage Permit Application for Engineering Dept. per ordinance below.
8. Any application for a shed 300 sq. ft. or more must complete all of the above and enclose a \$500.00 escrow fee for Engineering Dept. per ordinance below.

Lot Surface Drainage Permit (Ordinance No: 35-2008)

All Applicants for construction permits must apply for a Lot Surface Drainage Permit. Permits are required for the following:

Construction of new impervious area greater than 300 SF

Land disturbance or grading greater than 1,000 SF

Placement of 20 CY or more of fill

Disturbance or grading within 5-feet of a property line.

Construction of dry wells, open-space decks, repaving of existing driveways, fences and modifications to existing sump pump or roof drains are exempt from requiring a Lot Surface Drainage Permit.

All Applicants are required to submit a \$500.00 escrow fee (per Ordinance 9-2010). A copy of the application form can be picked up from the Engineering Office in Town Hall or from the townships website www.livingstonnj.org. All permit applications should be accompanied by a scaled plot plan (survey) indicating all structures and impervious surfaces that are existing and proposed. Following submission, your application will be reviewed to determine your eligibility for a minor or major permit and you will be contacted with any requests for further information.

5:23-9.9 Foundation Systems for garden type utility sheds and similar structures

- a. Garden- type utility sheds and similar structures that are 100 sq. ft. or less in area, 10 ft. or less in height, and accessory to structures of Group R-2, R-3, R-4, or R-5 shall not be required to have a foundation system that extends below the frost line. These structures shall be of sufficient weight to remain in place or shall be anchored to the ground.
- b. Garden-type utility sheds and similar structures that are greater than 100 sq. ft., but not more than 200 sq. ft. in area, 10 ft. or less in height, and accessory to structures of Group R-2, R-3, R-4, or R-5 are not required to be provided with a foundation system that extends below the frost line provided the shed is dimensionally stable without the foundation system. 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 sheds shall be placed on a bed of gravel not less than four inches in depth or shall have other frost-protected design. These structures shall be of sufficient weight to remain in place or shall be anchored to the ground.