

Shed/Storage structure requirements of the Township of Harrison 2015 IRC – NJ Code

- All Sheds require 2 copies of a plot plan showing location of proposed shed
- Sheds/accessory structures are to have set backs of 10' off the property line
(with exceptions in certain R zones)
- Sheds per township zoning ordinance 36-2012, shall not exceed 200 sq. ft.
- Sheds 100 sq. ft. and under require a zoning permit
- Sheds over 100 sq. ft. require a Building & Zoning permit
- Sheds 200 sq. ft. and under are not required to have a foundation
- If utilities will be installed in sheds < 200 sq. ft., shed is required to be anchored to footings.

SHED/STORAGE/ACCESSORY STRUCTURES OVER 200 SQ. FT. FOLLOW THESE GUIDELINES:

FREE STANDING BUILDINGS MEETING ALL OF THE FOLLOWING REQUIREMENTS DO NOT NEED FROST PROTECTED FOOTINGS. PER R403.14 FOOTINGS NEED ONLY BE AT LEAST 12 INCHES BELOW THE UNDISTURBED GROUND SURFACE (VIRGIN SOIL).

1. Structures greater than 200 sq. ft. must have continuous footings with bolts 6' on center and within 1 foot of corners.
 2. Buildings and other structures that represent a low hazard to human life in the event of failure, including but not limited to agricultural buildings, temporary buildings, and minor storage facilities;
 3. Area of 600 square feet or less for light-framed construction, or 400 square feet or less for other than light frame construction; and
 4. Eave height of ten (10) feet or less.
- Applications for pre-manufactured sheds need to include a brochure or photograph of the shed
 - Applications for stick built sheds and accessory structures require two copies of drawings for: footing and foundation (when applicable), floor, walls and roof framing with materials and dimensions; also include types of roofing, siding, etc.