



Borough of South Plainfield
2480 Plainfield Avenue
South Plainfield, NJ 07080

Residential Shed Requirements

PLEASE NOTE: THESE ARE GUIDELINES TO ASSIST HOMEOWNERS IN PREPARING DRAWINGS FOR A PERMIT AND ARE NOT TO BE CONSTRUED AS REQUIREMENTS. IF YOU ARE UNABLE TO PREPARE YOUR OWN PLANS THEN YOU MUST HAVE DRAWINGS PREPARED BY A LICENSED ARCHITECT.

1. All garden type storage sheds require a zoning permit (\$25.00) and copy of owners survey showing location of proposed shed (wood/vinyl sheds 5 feet from rear and side property lines, *(metal sheds up to 100 square feet) 2 feet from rear and side property lines*. Sheds proposed on corner lots must maintain front setback requirements from both front property lines. (40' front setback R-15 zone) (30' front setback R-10 & R-7.5 zones) **Maximum 2 sheds with a combined area of 200 square feet. A variance from the Zoning Board of Adjustment will be required for more than 2 sheds or sheds over 200 square feet in area.**
2. Sheds up to 100 square feet and up to 10 feet in height: Zoning permit and anchor shed at 4 corners.
3. Sheds greater than 100 square feet up to 200 square feet with a maximum height of 15' to top of ridge: Zoning permit and building permit. Manufacturer's specifications for pre-fabricated sheds showing construction details or detailed drawings showing all floor, wall and roof construction for self built sheds. Shed must be located on 4 inches of gravel/stone or 4 inch concrete slab. Shed must also be anchored.
4. Sheds greater than 200 square feet in area or higher than 15' in height require: Zoning permit denial and a variance from the Zoning Board of Adjustment. If variance granted then obtain building permit. Provide manufacturers' specifications for pre-fabricated sheds showing construction details or detailed drawing showing footings, floor, wall and roof construction details for self built sheds. Sheds over 200 square feet require footings.
5. Pre existing residential homes located in non residential zones will require Zoning Board of Adjustment approval for any size shed(s).