

# FREEHOLD TOWNSHIP ZONING OFFICE

## A ZONING PERMIT APPLICATION

(Sheds, fences, signs, etc)

- ✓ Complete a zoning application
- ✓ Along with the application, submit a \$35.00, non-refundable check made payable to Township of Freehold.
- ✓ A survey or legible plot plan of the property – drawn to scale, indicating all existing and/proposed buildings, structures, fencing, signs, etc.
- ✓ The Zoning Officer will review the application within ten (10) days receipt of submission.
- ✓ If the Zoning Officer determines that the application does not comply with the Land Use Ordinance or other township requirements, they will contact the applicant with the reason for the denial and instruct the applicant as to which municipal agency has jurisdiction over the application or is empowered to hear an appeal from the Zoning Officer's decision.

### Definition of Accessory Structure- T.O. 190-3

A freestanding building or structure subordinate to and customarily incidental to the principal building or structure or structures of the same lot.

**Requirements of Accessory Structures-T.O.190-110** -In all residential zones, any accessory structure exceeding 192 square feet in area shall be constructed of materials which are similar to the materials of the principal structure. Any owner or occupant of property in any residential zone seeking permission to place upon his or her property a structure not in compliance with the foregoing, may appeal any permit denial to the Board of adjustment.

### **Definition of Height Requirements – T.O. 190-104**

An accessory structure shall not exceed one story or sixteen feet (16')

**Definition of Building Height – T.O.190-3** The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the building.

**Placement of Accessory Structure – T.O. 190-108** – No accessory structure shall be erected in any front yard (see schedule for residential setbacks)

Accessory Structure Setback Requirements (Residential – regularly shaped lots)

Zone	Side	Rear	
RE	100'	150'	
RR	10'	10'	<b>Inquire in the Zoning Office if you have a corner lot or irregularly shaped lot.</b>
R-120	10'	10'	
R-80	10'	10'	
R-60	10'	10'	<b>For Principal Building Setbacks inquire in the Zoning Office or refer to schedule "C" in the Landuse Chapter 190</b>
R-40	10'	10'	
R-25	5'	5'	
R-20	5'	5'	
R-15	5'	5'	
R-12	5'	5'	
R-9	5'	5'	

### **GENERAL INFORMATION**

The maximum size for a shed is 192 square feet (12' x 16")

