

# **Shed, Gazebo & Pergola Guidelines**

Accessory to residential structures of Use Groups R-2, R-3, R-4 & R-5

## **Permit Requirements –**

- Pergolas/Sheds 200 square feet or less in area, 10 feet or less in height which do NOT contain water, gas, oil or sewer connections require a Zoning Permit ONLY

-Pergolas/Sheds greater than 200 square feet, 10 feet in height or containing water, gas, oil or sewer connections require a Construction Permit

-Gazebos require a Construction Permit regardless of size and height.

-A construction permit for electrical or plumbing work shall be required, when applicable.

**A Zoning Permit Fee of \$50.00 payable to “Bernards Township” is due upon submittal of the Construction Permit Application.**

If your project is subject to a Homeowners Association review, a copy of the HOA approval must be included with your Construction Permit Application.

Submit: Completed [Construction Permit Application](#) – *UCC FORMS PRINTED FROM THE INTERNET OR COPIES OF UCC FORMS SHALL BE SUBMITTED SIGNED & SEALED AS REQUIRED. UCC FORMS SHALL BE LEGIBLE AND NOT HAVE OFFICE ONLY SECTIONS BLACKED OUT, AND UCC FORMS SHALL BE PRINTED IN THE CORRECT PORTRAIT OR LANDSCAPE FORMAT*

- [ ] [Building Subcode technical section](#)
- [ ] [Electric Subcode technical section](#) (if applicable)
- [ ] [Plumbing Subcode technical section](#) (if applicable)
- [ ] [Mechanical technical section](#) (if applicable)

[ ] **3 copies** of the property survey must be submitted indicating the structure’s location on the property and include payment for Zoning Permit Fee of \$50.00 payable to “Bernards Township”.

[ ] **2 copies** of the plans (if structure is to be built on site) or **2 copies** of the brochure indicating construction, style and size (if purchased to be delivered to site).

**Gazebos 200 sq. ft or less must be anchored to the ground to prevent wind uplift.**

**Pergolas/Gazebos/Sheds greater than 200 sq. ft and not more than 600 sq. ft: require footings, which are a min. 12" in depth. Greater than 600 sq. ft: require full depth footings.**

**\*\*\*AT THE COMPLETION OF THE JOB, A CERTIFICATE OF APPROVAL IS SENT VIA EMAIL ONLY. INCLUDE AN EMAIL ADDRESS FOR BOTH THE PROPERTY OWNER & CONTRACTOR\*\*\***

