

Permits

A zoning permit is required for all work mentioned in this brochure except for ordinary maintenance such as resurfacing an existing deck or repairing a shed.

Always check with the Engineering and Building Departments to see if additional permits are required. An approved zoning permit must be obtained before a building permit application is submitted.

A zoning permit application will be processed (either approved or denied) within 10 business days. An application may be denied due to lack of information or because the proposal does not comply with the ordinance.

Residential Zones

The information in this brochure relates to the following residential zones: AG, RA, RS, R, R1, R2, CR, AH, RCA, PD, and MZ. While there are other residential zones in the Township, they may have different requirements for structures. Please contact our office for those standards.

Variations

If you are unable to meet the setback or impervious coverage requirements, you may apply for a variance from the Board of Adjustment. This is a formal administrative remedy that may take 4 to 5 months to complete, so it helps to plan out your project well in advance. Please note that an application does not guarantee an approval.

Please stop by the Planning and Zoning Office with a copy of your survey and a sketch of your proposed plan if you believe a variance is required. Our staff will go over your options and will walk you through the steps required to apply for a variance.



**HILLSBOROUGH TOWNSHIP
PLANNING & ZONING
DEPARTMENT**

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ZONING REQUIREMENTS FOR RESIDENTIAL ACCESSORY STRUCTURES

*Hillsborough Township
Planning & Zoning Department*

Definitions

SETBACK: The distance between a structure and a property boundary or how far a structure is set back from the property line.

FRONT YARD: The area extending across the full width of a lot between the street line and the building.

STRUCTURE: A combination of materials to form a construction for occupancy, use or ornamentation whether installed on, above or below the surface of a parcel of land.

IMPERVIOUS COVERAGE: Surface that is impenetrable to water such as a roof, pavement, pavers, or any driveway material.

DECK: A flat, floored, roofless area adjoining a dwelling.

SHED: A freestanding accessory structure or building which does not exceed 200 square feet and is used primarily for storage purposes, excluding motor vehicles, and not designed to be served by heat, electricity or plumbing. The maximum height is 12 feet.

Patios and Walkways

- **Minimum setbacks:** None.
- **Impervious Coverage:** All pavers, brick, concrete, and asphalt count as impervious.
- **Note:** A detached structure on a patio, like a pergola, still requires a permit and must adhere to accessory structure setbacks.

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Sheds

- **Minimum setbacks:** 1.5 times height away from rear and side property lines and cannot be placed in front yard.
- **Setback reduction:** 5ft from rear property line on properties 25,000 sq. ft. or less.
- **Impervious Coverage:** All sheds count as impervious regardless of foundation type.
- **Note:** Structures that do not meet the shed definition must adhere to standards for other detached accessory structures.

Other Detached Accessory Structures

- **Minimum setbacks:** 1.5 times height away from rear and side property lines and cannot be placed in front yard.
- **Setback reduction:** None.
- **Impervious Coverage:** All roofed structures count as impervious.

Inground Pools

- **Minimum setbacks:** 25ft from rear and side property lines and cannot be placed in front yard.
- **Setback reduction:** Square Footage of Lot times .001 = Rear yard setback (ex: 19,500 sq. ft. x .001 = 19.5 rear yard setback)
- **Impervious Coverage:** Only pavers, concrete, and asphalt count as impervious, not water surface.

Decks

- **Minimum setbacks:** Same as house (defined on residential schedule or indicated on survey).
- **Setback reduction:** Square Footage of Lot times .001 = Rear yard setback (ex: 19,500 sq. ft. x .001 = 19.5 rear yard setback) for roofless deck only.
- **Impervious Coverage:** A deck without a roof does not count as impervious.