



Sheds, Pools, Sidewalks, Fences and Wood Decks

This time of year finds many of you either getting a new or replacing an existing item listed above. Some of these projects require either a Construction Permit or a Zoning Permit. Some may not require a permit at all. However, all of these projects must be approved by the Zoning Official. The first step to obtain zoning approval is to bring a copy of a survey of your property to the Planning and Zoning office and indicate the size and location of your project on your property. Someone in the Planning and Zoning Office will assist you with the township setback requirements and advise you as to which type of permit necessary to complete your project.

Sheds

The following rules apply only to garden type sheds on a residential property. Each type cannot exceed 10 feet in height. A shed that is 100 square feet or less requires a **Zoning Permit**. The shed must be anchored down if it weighs 120 pounds or less when empty and it must be located a minimum of 5 feet from any property line.

A shed over 100 square feet but not exceeding 200 square feet in area requires a **Building Permit**. It does not need a foundation that goes below the frost line as long as it has a floor system that is tied to the walls so that everything reacts to loads as a unit. The shed must sit on a bed of gravel not less than 4" deep and must be anchored if the empty structure weighs less than 120 pounds. It also must be a minimum of 5 feet away from any property line.

Any Structure over 200 square feet requires a **Building Permit** and must have a foundation going below the ground a minimum of 3 feet.

Pools

Above or below ground pools require a **Building and Electrical Permit**. All pools must be a minimum of 15 feet away from the foundation wall of a dwelling. It may not be closer than 1 ½ times the depth of the deepest part of the pool from the property lines. An example is that if the deepest part of the proposed pool is 4 feet, the pool must be placed at least 6 feet away from all property lines. The last requirement is subject to any other yard requirement listed in the Zoning regulations for each specific development zone. There is a handout in the Construction Office for pools that gives you the fencing, electrical and diving board regulations.

Sidewalks

New sidewalks, driveways and fences require a **Zoning Permit**. Replacement of an existing sidewalk or driveway of the same size and length does not require a permit. This is the same for the replacement of fences that are not part of a pool permit. The fence may go higher but may not exceed 6 feet in height. However, you still must bring a copy of the survey of your property to the Planning and Zoning Office for approval from the Zoning Official. Fences that are part of a pool require a **Building Permit**.

Decks

Wood decks, whether it is new or you are replacing an existing deck requires a **Building Permit**. Foundations must go a minimum of 3 feet into the ground and any wood within 18 inches of the ground must be pressure treated. All hardware such as nails, screws, hangers, straps, etc. must be of galvanized type and match manufacturers recommendations. There is a handout in the Construction Office that gives all of the information required to build a deck. Someone in the Planning and Zoning Office can give you all of the township setback requirements for your particular zoning district.

If you have any questions, please contact the Construction Office at 665-1000, Extension 130 and/or the Planning and Zoning Office at 665-1000 Extension 129. Please keep in mind that neither office can design your project. However, we do have handouts that can assist you in meeting all of the code requirements. Township Codebooks are located in the Pennsauken Library for your review and research or you may obtain information online at www.twp.pennsauken.nj.us.

We wish you all the Best with your new project!