

Guide to Fences, Decks, Sheds and Pools

When do I need a Zoning Permit?

You will need a zoning permit in addition to a building permit for most types of renovations, additions, or general home improvements including:

- New buildings, additions, and alterations
- Decks, porches, gazebos
- Finished basements
- Detached garages
- Pools
- Solar panels

All of these items require either a zoning permit from the Department of Planning or a construction permit from the Building and Code Department.

Zoning permits are also required for:

- Fences
- Patios
- Sheds or accessory buildings
- Temporary structures
- Retaining walls

The following documents are required:

- Zoning permit
- Copy of the original survey to scale of the entire property must be provided and show all existing structures, drawn to scale. It should contain all property lines, easements and lot restrictions. The survey cannot be enlarged, reduced or altered in any way.
- 2 sets of construction plans must be submitted.
Details and dimensions of all proposed structures, showing their total square footage, height and materials (if applicable, i.e. fences, sheds, decks).

For new single family residential construction or additions a calculation of the Floor Area Ratio shall be provided.

- Zoning application fee is \$30.00. In-ground pool permit fee is \$50.00.
Cash or check made payable to South Brunswick Township.

- Permits may be mailed, placed in the drop box located outside the Municipal building, or brought to the Planning Department located in the Municipal building.

Fences

All fences except for living fences (i.e. shrubs and bushes), require a zoning permit from the Department of Planning.

Fences around the side and rear of the property can be a maximum of 6 feet in height. However, fences in the front yard can be no greater than 4 feet in height.

Corner lot properties have two front yard and two side yards. *(see page 3 for examples)* The front yard is defined as the full width of the lot from the front property line to the nearest line of the building. In any district on any corner lot no fence shall be erected to a height in excess of 4 feet and must consist of no more than 50 percent solid materials above curb level, which shall be equally distributed throughout the entire length of the fence. Such triangular area shall be formed by the two intersecting street center lines and by a diagonal line connecting points on these street lines

All fences must be erected within the property lines, and no fence shall be erected so as to encroach upon a public right-of-way.

Fences can be placed on the property line however to avoid conflict with neighbors fences should be placed off the property line.

If a fence has a “good” side and a “bad” side (such as stockade fencing), the “good” side of the fence shall be facing out of the property.

Permitted Fence Types



Board on Board



Chain Link



Stockade-Wood



Stockade-vinyl



Post and Rail

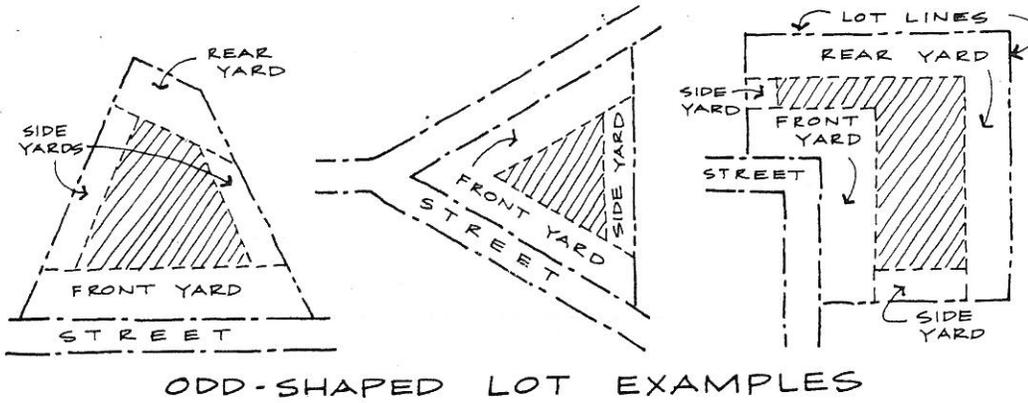
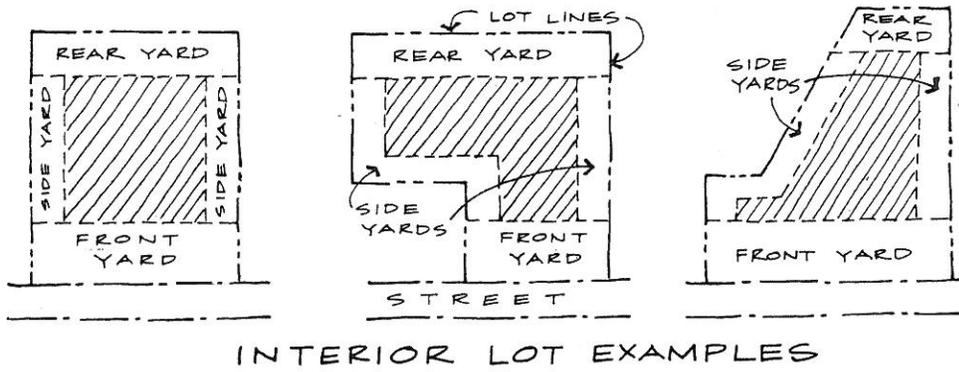
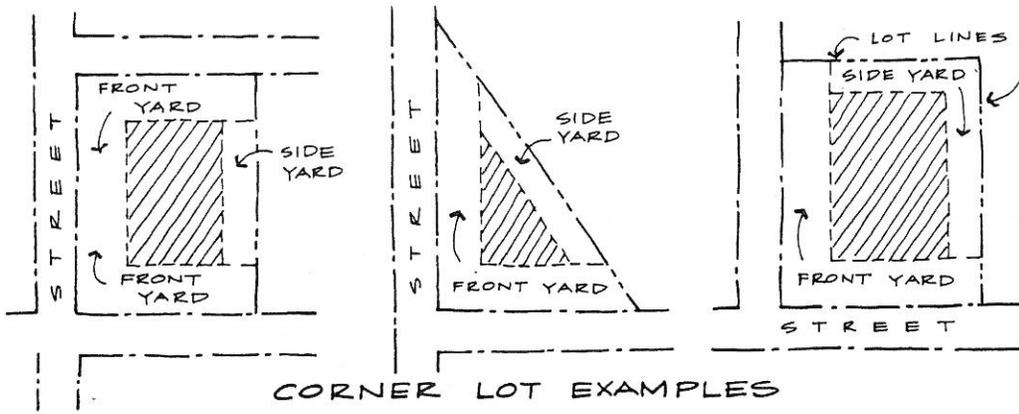


Picket-Open



Wrought Iron





REQUIRED YARDS

 BUILDING (ZONING) ENVELOPE
(TWO DIMENSIONAL)

Sheds

A shed is a storage structure of 150 square foot in area or less. Sheds are required to be setback three feet from the rear and side lot lines and may not exceed 9 feet high (measured from grade to the highest point) and not exceeding 16 feet in any horizontal dimension. The setback from other buildings is 10 feet.

If a storage structure is greater than 150 square feet it is an accessory structure and is subject to greater setback requirements and different building code requirements. The size of the shed determines the type of permits required. Sheds of 150 square feet or less require a zoning permit from the Dept. of Planning. Sheds greater than 150 square feet need a permit from Building and Code in addition to a zoning permit.

Pools

Pools are permitted in the rear and side yard of a lot. Pools are not permitted in the front yard. The setback for pools is 15 feet from the side property line, 10 feet from the rear yard property line and 5 feet from any other building.

Pool setbacks apply to both above ground and in-ground pools. The setback distance is measured from the property line to the water line. Decks attached to an above ground pool may have different set back requirements than the pool itself.

The Building Department has information on requirements for fences around swimming pools (a zoning permit is required for fences).

Decks

Decks are considered part of the dwelling unit and have to meet the required setbacks for the dwelling from the property lines. You can check with the Planning Department for the required setback in your zone.