

# Requirements

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- ✓ Zoning application
- ✓ Fee: \$50 residential  
\$250 non-residential
- ✓ 3 Copies of a legalized survey
- ✓ Highlighter marks on surveys where changes will be made.
- ✓ A construction permit may be required & submitted together with the zoning application.
- ✓ Corner lots are subject to additional requirements.

## PLEASE TAKE NOTE:

PRIOR TO COMMENCEMENT OF WORK,  
PLEASE, READ ORDINANCES IN THEIR  
FULLEST EXTENT. THIS IS A BRIEF  
SUMMARY FOR INFORMATIONAL  
PURPOSES ONLY.

## **You may find more information on:**

<http://www.state.nj.us/dca/divisions/codes/codreg>

## **Township Codebook & Ordinances:**

<https://ecode360.com/ED3219>

Construction | Zoning | Inspections

400 Delanco Road, Edgewater Park, NJ 08010  
609-877-2217

# Residential Decks

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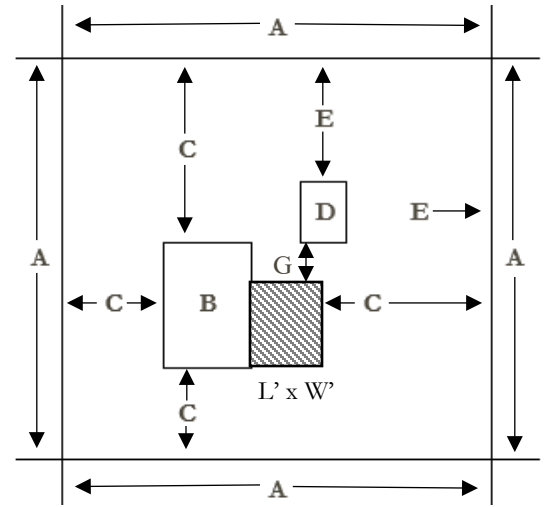
## Deck Ordinance

Printed: May 12, 2025



**§ 310-16-3 Decks, patios, and swimming pool.**

- A. Decks, patios and swimming pools shall not be permitted in the front yard. Swimming pools shall be permitted only in the rear yard, and in no case may a pool be located closer to the street than the principal building.
- B. Decks and patios shall be set back in accordance with the side and rear yard setback requirements of the respective zoning district in which the premises is located. Swimming pools may be set back up to five feet from the side or rear property line. For swimming pools, the setback shall be measured from the lot line to the nearest inside wall of the pool.
- C. Decks attached to the principal building shall be no higher than the floor elevation of the uppermost habitable floor. Unattached decks not associated with an aboveground swimming pool shall not exceed two feet in height, measured from original grade. Decks surrounding aboveground pools shall be no higher than the top rim of the pool.
- D. Swimming pools shall be set back at least 10 feet from any principal or accessory structure.
- E. No person shall erect, alter or relocate any deck, patio or swimming pool without a zoning permit and, when applicable, a building permit. Decks, patios and swimming pools shall conform to the Uniform Construction Code of the State of New Jersey.
- F. No private swimming pool shall be used other than as accessory to the principal use of the premises upon which it is located.
- G. Elevated lights over four feet in height used or maintained in connection with a private swimming pool shall be so located and shielded that the illumination therefrom is not directed upon any adjacent property and shall be turned off by 10:00 p.m.
- H. The yard area or portion of the yard area in which the pool is located shall be completely enclosed with a fence that is in compliance with the New Jersey Uniform Construction Code.
- I. The pool may be lighted by either underwater or exterior lights provided all exterior lights are located so that the light is neither directed or reflected upon adjacent properties. All freestanding standards used for exterior lighting shall be no closer to the edge of the pool than its height. All lighting shall be in compliance with the applicable State Uniform Construction Code.



**Sketch must show:**

**A** = Property line dimensions

**B = House and height**

**C** = Dimensions from house to property lines

**D = Accessory buildings and height**  
(shed, porch, garage, deck, pool,  
ramp, etc.)

**E** = Dimensions from accessory building to property lines

**F** = Location of all adjacent street and their names

**G** = Deck or patio from accessory structures

**\*Include your impervious coverage calculations.**