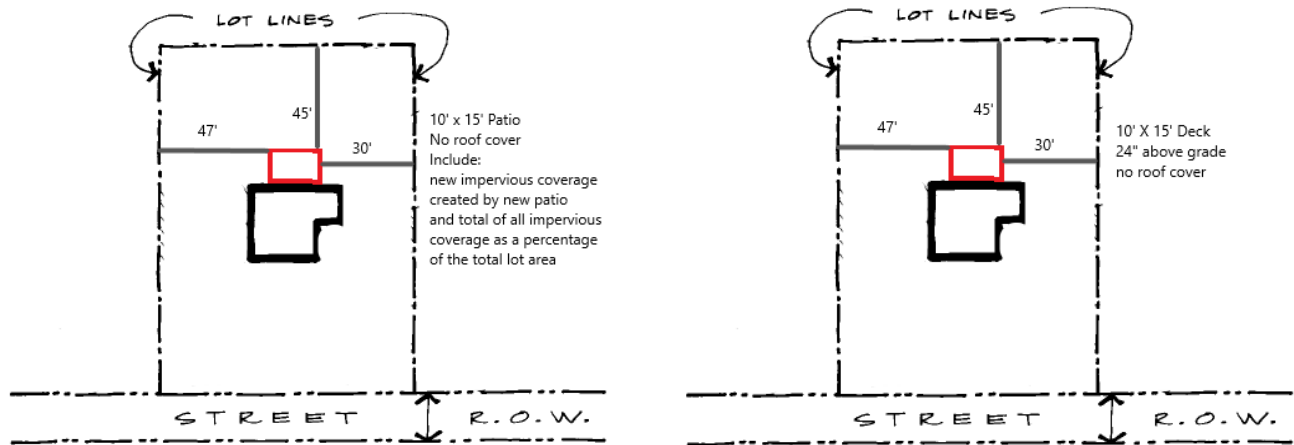


Decks and Patios

Decks and Patios require a zoning permit prior to installation, expansion, or replacement. When submitting the permit, the following information and documents must be provided:

- A survey or aerial photo of your property, preferably to scale, showing where the deck or patio will be located and the distance from the property lines (setbacks).
- The dimensions of the deck or patio, L x W x H (to the highest finished elevation from grade).
- Indicate whether or not the deck and or patio will have a roof cover. Roof covers do not include retractable awnings.
- For patios, provide the existing and proposed lot coverage in square footage and as a percentage of the entire lot. Lot coverage includes all impervious surfaces, including buildings, pools, driveways, and walkways. Decks are exempt from this requirement unless they have a roof cover.
- If any trees are being removed, a tree removal permit will be required. See the Township website for more information about tree removal permits.
- If there is a net increase of 500 square feet or more of impervious surface, a grading plan must be submitted. Decks are exempt from this requirement, unless they have a roof cover.
- These submission requirements and regulations below may be affected by other zoning ordinance regulations.



Decks & Patios. Decks and patios are permitted accessory structures in residential zones, contingent on the following:

1. Decks or patios are not permitted within any drainage, sewer, or other easement.
2. Patios shall be considered impervious surface, which shall not exceed the impervious surface ratio of the zone (when included with other impervious surfaces).
3. Decks and patios that are thirty (30") inches in height or less without a roof cover, measured from grade to the top of the deck (exclusive of the handrail), must meet the following minimum setback requirements of Table 4.4..

Setback Requirements	Decks	Patios
Front Yard (ft)	35'	30'
Secondary Front Yard (ft)	25'	25'
Side Yard (ft)	10'	5'
Aggregate Side Yard (ft)	20'	20'
Rear Yard (ft)	15'	15'

4. Privacy screens of up to six (6') feet shall be permitted to be attached to the deck, so long as the total height (deck height and screen height) does not exceed six (6') feet in height.
5. The following decks and patios must meet minimum zoning setback requirements that apply for that property:
 - a. Decks that exceed thirty (30") inches in height measured from grade to the top of the deck (exclusive of the handrail), or
 - b. Decks with privacy screens that exceed the maximum height of six (6') in height (deck height and screen height), or
 - c. Patios with a roof cover, screen room, or sunroom.