

Borough of Paramus Building Department

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**A REVIEW OF THE REQUIREMENTS
FOR SHEDS, FENCES, POOLS, HOT TUB/SPA, PATIOS, DECKS & DRIVEWAYS**

SHEDS: A shed equal or less than 100 sq. ft. in size shall be setback a minimum of 5 ft. from the rear & side yards. (10 ft. X 10ft. by 10 ft. high)

A shed bigger than 10 ft. x 10 ft. or is placed on a concrete slab or has poured concrete footings, is considered an accessory structure and must be erected 10 ft. from the rear yard line. For the side yard setback, you must refer to the Zoning Bulk Requirements for your property.

Both types of sheds require a **Building Permit** and a site survey with the shed drawn to scale, with setbacks.

FENCES: In the rear yard and along the side yard lines a fence can be as high as 6ft. 6" inches in height. A fence can be placed right along the property line as long as it is on the homeowner's property. The good-side of the fence facing toward your neighbor.

Within the 35 ft. front yard setback: Solid fence such as (stockade, board on board or chain link with the metal slots covered), the allowable height is 3ft. or 36 inches.

A "see-thru" fence such as (post rail or chain link with open slots) the allowable height is 3 ft-6" or 42 inches.

A fence requires a **Building Permit** and a site survey with the fence highlighted on the survey.

POOLS: An in-ground or aboveground pool or a hot tub/spa must be erected 10 ft. from the rear and side yard setbacks, and must be at least 5 ft. from any structure (house, shed or garage).

Fences for an in-ground pool require a minimum of 4 ft. high with self-closing and latching gate(s) that swing outward away from the pool. The finished/good-side of the fence facing toward your neighbor.

Above-ground pool can act as the barrier as long as it is a minimum of 48 inches above finished grade. The ladder to gain access to the pool must be protected by a 48 inch high barrier with a self-closing and latching gate, which must swing outward away from the pool.

Pools require Building, Electric and Plumbing permits. A site survey that is no more than 20 years old is required. The pool must be drawn to scale on the survey with dimensions and setbacks also showing the location of the filter.

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A walkway around the in-ground pool can encroach into any setback if it is only 4ft. wide. Anything larger than 4 ft. wide is considered to be a patio area. A pool patio can be 10 ft. from the rear yard line.

Pool filter equipment must be a minimum of 10 ft. from the rear and side yard lines.

Both pools require inspections, in this order: Electric (bonding), Building (backfill, if in-ground pool), Electric & Plumbing (trench) then Building, Electric, Plumbing (back flow preventer and heater if needed) Finals.

DECKS & PATIOS: A deck and/or patio must be erected a minimum of 20 ft. from the rear yard line. For side yard setbacks you must refer to the Zoning Bulk Requirements for your property.*For the RML Zone a deck and/or patio, a rear yard setback shall be 10 feet for this zone only.

Decks require a **Building Permit**. With the deck drawn to scale with dimensions and setbacks & placed on a survey that is not more than 20 years old.

Footing, framing and stair plans required.

Inspections for decks are Building (footing), (framing) and (final).

Patio requires a **Site Work Permit**, site survey with the patio drawn to scale with dimension & setbacks

FRONT PORCH: A front porch can encroach into the required front yard setback by a max of 5ft. A front porch encroachment shall be measured from the front property line to the edge of the proposed front porch, not including stairs unless said stairs are covered by a roof. A front porch must remain open, free of walls, windows or screens of any kind.

A front porch requires a **Building Permit** and site survey with the front porch drawn to scale, with dimensions and setbacks.

TEMPORARY STORAGE CONTAINERS & PODS: Designed for the outdoor storage of personal property of household goods for temporary use only. A temporary storage container shall be located 10 ft. from the property line & principle building. Shall not be larger that 150 sq. ft. in area & 10 ft. in height. The container is to be placed on the property owners land, driveway, and/or parking spaces, not to obstruct the sidewalk.

A **Zoning Site Permit** is required for the placement of a storage container at a site for a period longer then one week. A Zoning Site Permit is valid for a (30) day period and may be renewed with (2) additional - (30) day periods, a separate Zoning Site Permit must be submitted for each renewal.

DRIVEWAYS: A driveway curb-cut for any sized garage can be 20 ft. wide measured at the top of the curbing.

A driveway must be a minimum of 2 ft. from any property line & cannot pave towards the front door, must be 5 ft. from any Borough tree & to the nearest edge of a street basin.

K-TURN: Driveway cannot exceed 10 ft. wide x 12 ft. long.

CIRCULAR: Driveway may not exceed 12 ft. in width. The minimum distance between the two inside curb cuts must be 50 ft.

A driveway requires a **Site Work Permit** and site survey with the driveway & curb-cut proposal drawn to scale.