

COMMON APPLICATION QUESTIONS

If not on city water & sewer, then septic and well locations must be shown and Health Department must approve.

SHEDS

100 square feet or less:

- No zoning permit needed. No Setbacks.

Over 100 but less than 150 square feet with NO permanent foundation:

- Minimum 10 feet setback to all property lines

More than 150 square feet:

- Zoning permit required (no fee);
- Must meet all setback requirements;
 - R-15 zone: 10 side / 30 rear
 - R-30 zone: 15 side / 30 rear
 - R-45 & R-60 zone: 20 side / 30 rear
 - RPZ – check with Middletown Planning and Zoning for information

DECKS

- Zoning permit required (no fee);
- Must meet all setback requirements;
 - R-15 zone: 10 side / 30 rear
 - R-30 zone: 15 side / 30 rear
 - R-45 & R-60 zone: 20 side / 30 rear
 - RPZ – check with Middletown Planning and Zoning for information

POOLS

- Zoning permit required (no fee);
- Not allowed in front yards & normal setbacks do not apply;
- No portion (including deck) can be within 10 feet of any property line.

FENCES

- No permit required;
- Only two and a half (2.5') feet high from front property line to building
- Fence can be six (6') feet high on side (from building) to the rear;
- Can be placed on the property line but it is recommended that the fence be inside the property line for maintenance purposes.