

Town of Babylon



Department of Planning and Development

200 East Sunrise Highway, Lindenhurst, NY 11757
(631) 957-3058

REQUIREMENTS FOR SHEDS, DECKS, FENCES AND POOLS

SHEDS

Construction of a shed not exceeding 100 sq. ft. and 10' in height does not require a building permit. There shall be a maximum of two sheds per lot. All sheds must meet lot area occupancy requirements and the following setbacks:

Zone A 2' from the side and rear property lines, 50' from the front property line
Zones B & C 2' from the side and rear property lines, 40' from the front property line

Owner should contact the Building Division if the shed does not meet the above-mentioned provisions.

A shed larger than 100 sq. ft. requires a building permit and must meet the following setbacks:

Zone A 10' from the side and rear property lines, 50' from the front property line
Zone B 8' from the side and rear property lines, 40' from the front property line
Zone C 6' from the side and rear property lines, 40' from the front property line

Note: All sheds must meet building area requirements

DECKS

Decks 18" or less in height with 2' side yard and rear yard setbacks and 40' front yard do not require a building permit. Decks higher than 18" and lower than 5' require a building permit and must meet the following setbacks:

Zone A 10' from the side and rear property lines, 50' from the front property line
Zone B 8' from the side and rear property lines, 40' from the front property line
Zone C 6' from the side and rear property lines, 40' from the front property line

Decks higher than 5', enclosed decks and decks with a roof higher than 12' are considered additions and require a building permit. Owner should contact the Building Division for information.

Note: All decks must meet building area requirements

GENERAL NOTE: CORNER LOTS HAVE TWO (2) FRONT YARDS

FENCES

Construction of a fence does not require a building permit if it complies with the provisions of the code as follows:

ALL zones

Maximum height allowance of 6' from the front of the house (structure) to the rear yard.

Maximum height allowance of 4' in the front yard from the start of the house (structure).

Maximum height allowance of 3' for all fences constructed within 10' of either side of the ingress or egress of a driveway that use solid fencing as this might tend to cause a sight obstruction.

Maximum height allowance of 3' for corner lots within 20' of the corner.

Owner should contact the Building Division if the fence does not meet these provisions.

In all fence installations, the good side shall face out.

POOLS

Construction of a swimming pool (inground or above ground) requires a building permit. All pools must meet lot area requirements and the following setbacks:

Zone A 6' from the side and rear property lines, 50' from the front property line

Zones B/C 6' from the side and rear property lines, 40' from the front property line

The owner must submit a building permit application with surveys and plans to the Building Division for review and must comply with the following provisions of the code:

ALL zones

All electrical devices must be equipped with a ground fault interrupter and approved by a Fire Underwriter.

All openings in the pool area must be enclosed by a 4' fence (minimum height) with a self-closing, self-locking gate. Child-proof safety locks must be installed on all sliding doors that access the pool area.

Filter and drainage system must be contained on the property.

New York State approved audible alarm required.

Notes:

- (1) A demolition permit is required for any pool that is abandoned and pool must be filled in immediately.
- (2) Pools cannot be constructed in the front yard.

ANY QUESTIONS, CONTACT THE BUILDING DIVISION, (631) 957-3058