

Loyalsock Township
www.loyalsocktownshipbos.com
ZONING PERMIT REQUIREMENTS

Residential Fences, Pools, and Accessory Structures (Sheds, Garages, Pavilions, Detached Decks, etc.)

1. A site plan is required drawn to scale. Preferred scale is 1" = 20' (A sample site plan is available to view on the township website)
2. The site plan must show the location of the fence, pool, or detached accessory building (Distances from all property lines must be indicated. Accurate dimensions of the project being applied for must be shown). An example of a site plan can be found on our website and also on the zoning permit application.
3. Only a zoning permit is required for any accessory building that is 500 square feet in area or less. Once the square foot area of any accessory building reaches 501 square feet, a building permit is also required.
4. Fences and Free Standing Walls over 3 feet in height are permitted in any zoning district with the following conditions: (Note: Retaining Walls do not require a zoning permit)
 - A. Usually only a zoning permit is required for a fence. If a pool is present and the fence acts as a barrier to the pool, then a building permit will also be required.
 - B. The fence or wall may be located anywhere on the owner's property. Fence may be installed up to the property line (no setback requirements). NOTE: Front yard fences and fences on corner lots have separate requirements and restrictions. Contact the Zoning Officer for front yard and corner lot fence requirements.
 - C. The maximum height allowed is 6.5 feet for most fences. (Measured from grade to the highest point of the fence).
 - D. Fence may not be placed in any private or public street right of way, alley or utility easement. (Contact the Zoning Officer for right-of-way locations)
 - E. Fence not to be placed in any manner that will cause a site distance problem at a public street, private street/alley or driveway intersection. A fence cannot be placed within the sight triangle at a street corner. (Contact the Zoning Officer for sight triangle determinations.)
5. Sheds, detached garages, storage buildings or other accessory structures or buildings may be placed in residential districts of the Township provided:
 - A. Accessory Buildings must have the minimum setbacks as follows:
 - a. R-1 Zone -Not allowed in front yard; Side Yards – Total of 10 feet (5 foot minimum); Rear Yard – 5 feet
 - b. R-2 Zone – Front Yard – 30 feet; Side Yards – Total of 10 feet (5 foot minimum) ; Rear Yard – 5 feet
 - c. R-3 Zone – Front Yard – 35 feet; Side Yards – Total of 20 feet (10 foot minimum) ; Rear Yard – 10 feet
 - d. R-4 Zone – Front Yard – 30 feet; Side Yards – Total of 10 feet (5 foot minimum) ; Rear Yard – 10 feet
 - B. Residential Accessory Buildings in the R-1 zone must not exceed 20 feet in height. Must not exceed 24 feet in height in all other residential zones.

- 6. Swimming Pools 2 feet or greater in water depth are permitted in all zoning districts as a residential accessory use. No zoning permit is required for a hot tub spa.**
- a. Both a zoning permit and a building permit are required for a pool (2 separate applications). All new inground pools will also require a fence to be permitted unless an auto cover is proposed. Both the pool and fence locations are to be shown on the required plot plan to accompany the application.**
 - b. Both above-ground and in-ground pools shall not be located in the front yard and should be located at the rear of the property. (Rear of the property is described as behind the rear building line of the house).**
 - c. All pools must be a minimum of 15 feet from the side and rear lot lines. (Distance is measured from the water's edge)**
 - d. Any deck to be constructed for pool access would be a separate accessory structure and need to be permitted as such for zoning purposes.**

See Township Zoning Ordinance of 2026 adopted August 25, 2026 for full regulations.

The township zoning map, zoning permit application, and zoning ordinance can be viewed or printed online at www.loyalsocketownshipbos.com