



**Borough of Wildwood Crest**  
**Office of Zoning Administration**  
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Rick Allen, Zoning Official

## **Residential Patios, Open Porches, and Decks**

### **Fact Sheet**

Zoning District R-1, R-1A, R-2  
Boro Code 85-80

1. Zoning permit required. To ensure the permit is processed efficiently ensure the permit application is filled out completely, a survey submitted, a site plan showing the details of the property and property lines, proposed location of the proposed work, in compliance with the zoning requirements are submitted with the application and fee.
2. Any first-floor decks shall be set back from the rear lot line 15% of the lot depth.
3. Patios and decks at grade may be located anywhere within the rear yard
4. The floor of an outside porch or deck shall not be higher than the floor of the highest habitable floor in said structure and shall comply with the following:
  - A.. Any porch or deck located at the highest habitable floor shall not project any vertical railing, overhead roof, pergola, canopy, awning or other structure beyond the extended plane of the principal adjacent roof line above the highest habitable interior story or interior half-story.
  - B. Any open porch, deck, or balcony located at the highest habitable floor cannot extend more than 66% of the width or length of the respective dwelling unit.
5. All railings and guards, and sides of balconies, porches or decks not enclosed by an exterior wall or roof of the principal structure must be of open construction having a minimum opacity of 40%.
6. Interior stairs are encouraged to access exterior decks and porches. If exterior stairs are provided leading to a porch or deck, they are permitted only in the side or rear yards and must fall within required principal building setbacks.
7. A patio or deck shall not encroach into the front yard setback, 10'.
8. Once a zoning permit is approved a UCC (Uniform Construction Permit) and a flood plain permit are required.

**The above is NOT an all-inclusive list, always refer to the applicable Boro Code chapters for the complete list of requirements**