

PLANNING AND ZONING DEPARTMENT

196 NORTH MAIN STREET, SOUTHTON, CONNECTICUT 06489 (860) 276-6248

SHED REQUIREMENTS

Requirements for all sheds:

1. Sheds are limited to the following maximum sizes per zoning district:
 - R-80 = 350 square feet
 - R-40 = 300 square feet
 - R-20/25 = 260 square feet
 - R-12, RO and RHD = 200 square feet
2. No more than one (1) shed is permitted on a property.
3. No shed is to be located within easements or right of way.
4. Sheds located in the rear yard are to be a minimum of 10' from property lines.
5. Consult with Zoning Department of locations other than rear yard.
6. All sheds must be anchored to the ground. (see below)

Requirements for sheds 150 sq. ft. or larger

1. Zoning Permit

Requirements for sheds greater than 200 sq. ft.

1. Zoning Permit
2. Building Permit
3. Certificate of Compliance inspection

Zoning Permit Application is to be submitted with a plot plan of the property showing: all structures, septic system (if applicable), lot dimensions, proposed shed location and dimensions and distances to property lines.

The fee for a Zoning Permit Application is \$80.00 paid at submittal. Zoning approval takes up to two (2) weeks.

When approved by Zoning, the applicant will be contacted to come to the Building Department to pay the Building Permit Fee (which is based on the cost/value of the shed) and the inspection fee of \$20.00.

Once the shed has been installed and anchored, call the Building Department to schedule final inspection.

Examples of shed anchors:

1. Driven steel fence post \pm 3' into ground
2. Ground augers 24" into ground
3. Concrete piers 24" into ground

ALL anchors to be attached to shed at a minimum of the four (4) corners.

March 2014