



TOWN OF FARMINGTON

DEPARTMENT OF PUBLIC WORKS & DEVELOPMENT SERVICES

Russell M. Arnold Jr., P.E.
Director/Town Engineer
(860) 675-2305

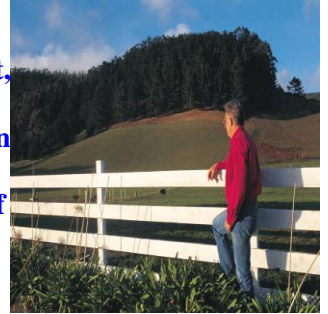
BUILDING and PLANNING and ZONING DIVISIONS

Christopher Foryan
Building Official
(860) 675-2315

William Warner
Town Planner
(860) 675-2325

FENCES for 1, 2, 3 and 4 Family Homes

No fence or detached wall may be erected or located within any required yard along a street, which is greater than four feet in height, unless otherwise approved by the Town Plan and Zoning Commission. In approving such fences, the Commission shall give due consideration to the protection of the existing streetscape and any scenic views or vistas. The Commission may require the installation of plant material or other suitable material to soften the view of the fence or wall.



VISIBILITY

On a lot located at the intersection of two streets within any zone, no object more than two and one-half feet in height, as measured from the edge of the pavement of each of the roadways, shall be placed or maintained within the triangular area formed by the intersecting edges of the pavement and a straight line connecting points on such pavement edges, each of which points is 25 feet distant from the point of intersection. Such objects include, but are not limited to plantings; fences, walls or lampposts; however, utility poles and street signs may be permitted within the triangle provided they do not interfere with the visibility of a motorist.

You will need the following:

1. You will be required to complete a Building Department Permit Application, <http://farmingtonct.viewpointcloud.com> for the installation of any fence *over* 7 feet in height. For fences 7 feet or less in height, you must complete a Zoning Registration Form, Pages 3-4, and file with the Planning Office to ensure the legal location of such fence.
2. You are required to submit a plan showing the location of the proposed fence; a plot plan or survey map may be available in our Building Division. You may locate your fence on the property line; however, you may want to offset the location so there is ample room to maintain the fence without a need to access your neighbor's property. Farmington has no regulation requiring that the "bad side" or "unfinished side" of a fence face into your property.
3. A drawing or picture from a catalogue illustrating the fence is required.
4. A Certificate of Insurance showing Workmen's Compensation where a building permit is required or appropriate State Form filed on the Building Permit Application.
5. You will need a Call Before you Dig Number (CBYD) if you are excavating any of the site by machine. Please call 1-800-922-445 for a Call Before You Dig Number
6. Fences located within the historic district, or on property of a historic property and visible from a street, must receive the approval of the Farmington Historic District Commission.

FEES:

- Zoning Registration: No Fee You will be prompted to pay once all approvals are completed.
- If a Building Permit Application is required: Payment can be made online via Credit Card, by mailing in a Check, or can be made in person via Cash or Check. If paying by Check, please make payable to "Town of Farmington".

Building Fee: \$15.00 per thousand or any part of \$1,000 based on total job cost.
Certificate of Occupancy Fee: \$15.00
Zoning Fee: \$60.00 (State Mandated)

FENCES for 1, 2, 3 and 4 Family Homes

(Continued)

Zone and Yard Requirements For Fences Along a Street

R 80	50' Front Yard	40' Side Yard
R 40	50' Front Yard	25' Side Yard
R 30	40' Front Yard	25' Side Yard
R 20	40' Front Yard	25' Side Yard
R 12	30' Front Yard	15' Side Yard
R 9	20' Front Yard	15' Side Yard
R 80 Open Space	50' Front Yard	25' Side Yard
R 40 Open Space	40' Front Yard	25' Side Yard
R 30 Open Space	40' Front Yard	25' Side Yard
R 20 Open Space	30' Front Yard	15' Side Yard
R 80 Cluster	40' Front Yard	See "E"
R 40 Cluster	30' Front Yard	See "E"
R 30 Cluster	30' Front Yard	See "E"
R 20 Cluster	30' Front Yard	See "E"

"E" On corner lots 15,000 square feet or greater in area, the width of a side yard along a street shall be 20 feet.

On corner lots less than 15,000 square feet in area, the width of a side yard along a street shall be 15 feet



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BUILDING and PLANNING and ZONING DIVISIONS

William Warner, Town Planner
(860) 675-2325

Fence Registration Form

Name _____ Date _____

Address _____ Phone _____

Location of Project _____ Zone _____

Type of Fence _____ Height of Fence _____

Is this property bound by more than one street? _____

The fence will be located in a Front Yard _____ Side Yard _____ Rear Yard _____

Does this property contain any Easements or Wetlands? _____

Is the property in the Historic District? Yes _____ No _____

(Fences in Historic Districts require Historic Commission approval.)

Zone and Yard Requirements For Fences Along a Street

R80	50' Front Yard	40' Side Yard	50' Rear Yard
R40	50' Front Yard	25' Side Yard	50' Rear Yard
R30	40' Front Yard	25' Side Yard	25' Rear Yard
R20	40' Front Yard	25' Side Yard	25' Rear Yard
R12	30' Front Yard	15' Side Yard	25' Rear Yard
R9	20' Front Yard	15' Side Yard	25' Rear Yard
R80 Open Space	50' Front Yard	25' Side Yard	50' Rear Yard
R40 Open Space	40' Front Yard	25' Side Yard	25' Rear Yard
R30 Open Space	40' Front Yard	25' Side Yard	25' Rear Yard
R20 Open Space	30' Front Yard	15' Side Yard	25' Rear Yard
R80 Cluster	40' Front Yard	See "E"	25' Rear Yard
R40 Cluster	30' Front Yard	See "E"	25' Rear Yard
R30 Cluster	30' Front Yard	See "E"	25' Rear Yard
R20 Cluster	30' Front Yard	See "E"	25' Rear Yard

"E" On corner lots 15,000 sq. ft. or greater in area, the side yard along a street shall be 20'

Fencing (Cont'd)

On corner lots less than 15,000 square feet in area, the width of a side yard along a street shall be 15 feet.

No fence or detached wall may be erected or located within any required yard along a street, which is greater than four feet in height unless otherwise approved by the Commission. In approving such fences, the Commission shall give due consideration to the protection of the existing streetscape and any scenic views or vistas. The Commission may require the installation of plant material or other suitable material to soften the view of the fence or wall.

Fencing in other than required front yard, has no zoning height limitations. Fencing within the required front yard or any required yard along a street, cannot exceed 4 feet in height.

VISIBILITY

On a lot located at the intersection of two streets within any zone, no object more than two and one-half feet in height, as measured from the edge of the pavement of each of the roadways, shall be placed or maintained within the triangular area formed by the intersecting edges of the pavement and a straight line connecting points on such pavement edges, each of which points is 25 feet distant from the point of intersection. Such objects include, but are not limited to plantings, fences, walls, or lampposts, however; utility poles and street signs may be permitted within the triangle provided they do not interfere with the visibility of a motorist.

To the best of my knowledge the information supplied to the Office of Planning and Zoning is correct. The fence applied for shall be erected as represented and shall conform to all Zoning Regulations. **Attached is a map with the proposed fence accurately depicted.** I am aware of the location of my property lines and/or bounds and will assume responsibility for the positioning of the proposed fence.

Signature

Date

Approved By

Date

This registration shall be filed in the Office of the Zoning Enforcement Officer