



TOWN OF FARMINGTON

DEPARTMENT OF PUBLIC WORKS & DEVELOPMENT SERVICES

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

Christopher Foryan, Building Official
(860) 675-2315

William Warner, Town Planner
(860) 675-2325

Bruce Cyr, Assistant Zoning Enforcement Officer
(860) 675-2325

INFORMATION ON SHEDS

You will need the following:

1. All accessory structures 200 sq. ft. or less require a Zoning Fence Registration Form (Page 4); If accessory structure is over 200 sq.ft. please fill out a building permit at <http://farmingtonct.viewpointcloud.com>
2. A Plot plan or survey map, showing accurately where structure will be placed is needed for any size shed. (Building Division may have plot plan). It will be the applicant's responsibility to provide the Zoning Enforcement Officer with assistance in locating the lot lines in the field. If the information provided is unclear, the Office of Planning and Zoning may require an increase in the setback in question, survey and/or the lot lines may be required to be located by a surveyor.
3. A detailed drawing of the structure showing dimensions, structural detail, list of materials and footings (if applicable) is required for any size shed.
4. IF ON SEPTIC OR WELL, you will need approval from:

FARMINGTON VALLEY HEALTH DISTRICT
95 RIVER ROAD, CANTON, CT 06019
☎ (860) 352-2333 Fax: (860) 352-2542

5. Footings (42" deep) for structures over 600 sq. feet.
6. Digging by Machine? Please call, 1-800-922-4455 - Call Before You Dig for a CBYD number.
7. If tearing down an accessory structure and not replacing it, a demolition permit is required; please pull demolition permit at <http://farmingtonct.viewpointcloud.com> The Building Division will issue a letter stating such and copy the Assessor's Office so taxes will not incur.

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)

INSPECTIONS: 24 Hr. Notice for All Inspections

- Zoning Registrations need no inspections.
- Building Permit Inspections: Footings/Base (if necessary) and Final Inspection

Planning and Zoning Division (*Sheds continued*)

Accessory Structures for 1, 2, 3 and 4 Family Homes

Accessory buildings and structures, (exclusive of farm buildings, swimming pools and appurtenances such as decking, tennis courts, satellite receiving antennas and amateur radio towers) shall be subject to the following requirements:

1. Shall be located behind the longest rear wall of the principal building or in the rear half of a lot containing frontage on one street. In the rear yard as measured from the longest rear wall of the principle building but not beyond the middle third of a through lot as measured from the street principle use is closest to. In the case of a corner lot, to the rear of the home as measured from the longest wall with respect to both streets or in the rear half of a lot as measured from both streets or a combination thereof. To the rear of the home as measured from the longest wall with respect to two streets or in the rear half of a lot as measured from two streets or combination thereof where a lot is bounded by three or more streets.
2. The maximum area of all attached and/or detached non-habitable areas (calculated cumulatively but excluding basements located within the principle dwelling) shall not exceed more than 75% of the habitable area (exclusive of finished basement) within the principle dwelling. For the purpose of applying the provisions of this subsection, the term non-habitable area shall include all area within any detached building as well as the area within the principle dwelling that is unfinished and unheated. Habitable area shall be defined as an area that is both finished and heated. The area of both habitable and non-habitable spaces shall be calculated measuring from the outside of exterior walls.
3. The maximum size of a detached building or structure shall not exceed the area specified in the following table unless a special permit is granted by the Commission:

<u>Zone</u>	<u>Lot Size</u>	<u>Maximum Footprint of Detached Building or Structure</u>
R9 – R80	<10,000 sq. ft.	550 sq. ft.
R12 – R80	10,000 sq. ft. +	700 sq. ft.

The area of a footprint of an accessory building or structure shall be measured from the outside of exterior walls.

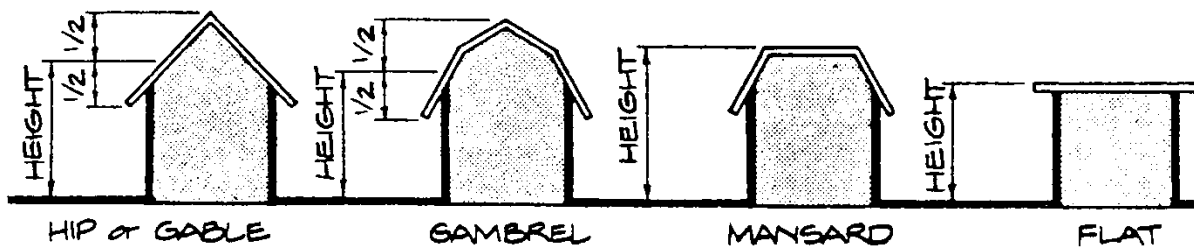
4. Shall be at least 25 feet from any street.
5. Shall not exceed a height of 15 feet.
6. Shall be at least 5 feet from the rear or side lot lines.

DEFINITIONS:

ACCESSORY BUILDING OR USE: A building or use which is subordinate and customarily incidental to the main building and use on a lot, providing that unless otherwise noted in these regulations any building accessory to a residential building shall not exceed 15 feet in height. The term “accessory building”, when used in connection with a farm, shall include all structures customarily used for farm purposes and such structures shall not be limited in height. No accessory building or use shall be established in the absence of a principal building or use. The Zoning Enforcement Officer in consultation with the Commission shall determine which uses shall be permitted as accessory uses to a principal special permit use in any zone.

BUILDING: An independent structure having a roof supported by columns or walls resting on its own foundation or on the ground and includes a shed, garage, stable, greenhouse or other accessory building.

BUILDING HEIGHT OF: The vertical distance measured from the average level of the ground along all walls of the building to the highest point of the roof for flat roofs; to deck line for mansard roofs, to the mean height between the highest eave and ridge for gable, hip or gambrel roofs and to the highest point of any other type of roof. Chimneys, spires, masts, elevator penthouses, tanks and similar projections shall not be included in the height provided that any such projection shall not have an aggregate greater than 25 percent of the roof area.



GRADE: A reference plane representing the average of the finished ground level adjoining the building at all exterior walls. Note: The Building Code requires that a distance of 8 inches be maintained between the lowest wooden members and the finished grade.

REAR YARD: A space extending across the full width of the lot between the rear lot line and the longest rear wall of a principal building.

OUTBUILDING: An accessory structure containing a roof and at least three sides which uses include, but not limited to, storage or the conduct of a hobby. Outbuildings shall not be used for living quarters or contain kitchen or sleeping facilities.



TOWN OF FARMINGTON

BUILDING and PLANNING and ZONING DIVISIONS

William Warner, Town Planner
(860) 675-2325

Accessory Structure Registration Form

(For one story accessory structures with a 200 sq. ft. floor area or smaller)

Name _____ Date _____

Address _____ Phone _____

Location of Project _____ Zone _____

Type and size of Structure _____

Is this property bound by more than one street? Yes _____ No _____

To the best of my knowledge the information supplied to the Office of Planning and Zoning is correct. The accessory structure applied for shall be erected as represented and shall conform to all Zoning Regulations. **Attached is a map with the proposed structure 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 structure.

Signature

Date

Print Name

Date

FOR OFFICE USE ONLY:

Does this property contain any Easements or Wetlands? Yes _____ No _____

Is the property designated as a historic property or in a Historic District? Yes _____ No _____

Dimensional Requirements: Minimum Required Proposed Actual

Side Yards _____ _____ _____

Rear Yard _____ _____ _____

Height: Maximum Permitted 15' Proposed _____

Percent of non-habitable area on property _____

Approved By

Date