



Putting an accessory building on your property....

Basic points you need to consider:



- Accessory building are subject to the height, area, square, and yard requirements except as specified in the Zoning Regulations Section 5.8.
- A residential accessory building must be set back from side yard property lines by at least five (5) feet and five (5) feet from rear property lines providing the accessory building is less than two hundred-fifty (250) square feet or less in area.
- A residential accessory building must be set back from side yard property lines by at least fifteen (15) feet and fifteen (15) feet from rear property lines providing the accessory building is between two hundred-fifty (250) and five hundred (500) square feet in area.
- All residential accessory buildings two hundred-fifty (250) square feet in area and greater and all swimming pools must meet the following setbacks;



RA 80/RA 80A/RA 40	50 feet front yard property line 15 feet side yard property line 50 feet rear yard property line
RA 15	40 feet front yard property line 15 feet side yard property line 40 feet rear yard property line

- Accessory buildings must be in compliance with all regulations and requirements regarding inland wetlands, building codes, and health codes.
- Accessory buildings may not be located within the front yard setback.
- Accessory buildings must be approved by the Building Official as well, 860-283-2857.
- Accessory buildings require an approved Zoning Permit, an approved Building Permit, and may require approval from Torrington Area Health if you have a septic or well.
- An accessory building includes outdoor wood burning furnaces which are regulated by the Department of Environmental Protection, 860-424-3001.

What you will need:

Zoning permit application with a copy of a plot plan which must include on it:

- The placement of the structure
- The distances from said structure to all your property lines
- The location of well/septic
- Any wetlands on subject property



Building permit application:

A departmental sign off sheet, provided by the Building Office, must have all departments signed off, including taxes paid, before the building permit is issued.