



TOWN OF FARMINGTON

PUBLIC WORKS & DEVELOPMENT SERVICES

BUILDING and PLANNING and ZONING DIVISIONS

Planning Division

(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 _____

Email Address _____

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 (including distance to the property line) and a drawing or specification sheet (that includes all dimensions) from the company you are purchasing from.** 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 _____

<u>Dimensional Requirements:</u>	Minimum Required	Proposed	Actual
Side Yards	5	_____	_____
Rear Yard	5	_____	_____

Height: Maximum Permitted 15' Proposed _____

Percent of non-habitable area on property _____

Approved By

Date

Accessory Structures

For 1, 2, 3 and 4 Family Homes

A. 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 principal 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 principal 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:

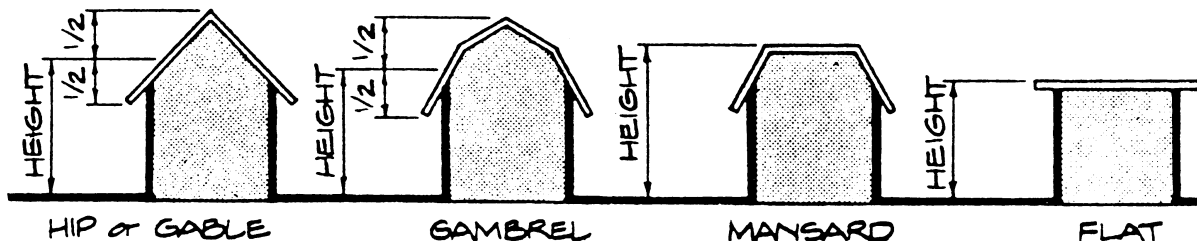
<u>Zone</u>	<u>Lot Size</u>	<u>Maximum Footprint of Detached Building or Structure</u>
R9 – R80	<10,000 sq. ft.	550 sq. ft.
R12 – R80	10,000 sq. ft. +	700 sq. ft.

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 it's 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.

REQUIREMENTS:

1. You will be required to complete a Building Department Permit Application.
2. A certificate of insurance showing Workmen's Compensation.
If you do not have workmen's compensation or are a sole proprietor, you can complete the back of the Building Department Application, but do not sign your name.
3. You will require a call before you dig number (CBYD) if you are excavating any of the site by machine. You may obtain a Call Before You Dig Number by calling 1-800-922-4455.
4. If your property contains a septic system or a well you must call Farmington Valley Health for approval at (860) 676-1953. A copy of the approval must be submitted with the Building application.
5. You must provide a detailed drawing of the structure showing how the structure is to be built and the size and type of materials to be used.
6. You must complete a Zoning Permit Application. The location of the structure must be shown on a plot plan and/or survey map. Please note: 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 on the property by a surveyor.
7. You must obtain an upland review wetland permit if the structure will be located within 150 feet of a designated area of inland wetlands or watercourse.
8. You will be responsible to coordinate all the required Building Department inspections. Please contact the Office of Planning and Zoning upon completion of the project at (860) 675-2325.
9. Building Permit cost is \$15.00 per \$1,000 of the estimated cost of the project, Zoning fee is \$60 and the C.O. fee is \$15.

Building Official
Town Plan & Zoning Office

(860) 675-2315
(860) 675-2325