

Do I need a Land Use Permit for a Shed?

One of the most frequent questions we get asked in the Land Use Department is, "Do I need a permit for a shed?" The answer is **YES**, you do need a permit for shed, even a pre-fab shed.

All sheds are considered structures by Zoning, so they require Zoning Permits and a B100a Application, which is approved by the CT River Area Health District.

Sheds that are 200 square feet or smaller do not need Building Permits, but they do require Zoning Permits.

Sheds that are larger than 200 square feet require a Building Permit with Zoning Approval.

If a shed is going to be located within 100 feet of an inland wetland, it will require an Inland Wetlands Permit.

There are other factors to consider as well such as the amount of allowed ground coverage and location of the shed on the property.



Please contact us if you are planning to put a shed on your property, and we can guide you through the process, and tell you which permits you will need.

As always, please contact us with any questions. We're here to help.

Kathy King, Zoning and Wetlands Enforcement Officer

SHEDS

0-200 square feet: (Structure 3.20.12, EMVD 15.3.5a1, VZ 22.3.5, HD 16, Fence 26.6, Pool 3.20.13, 28.1.4(i))

- Plot plan:** show where shed will be situated on property, distance to lot lines and septic system.
- Must meet zoning setbacks per Section 26.4.3 Up to 5 ft from rear and side lines (SHEDS ONLY –NOT GAZEBOS/DECKS)**
- Not permitted within the 50' tidal wetland buffer**
- Permit Application:** zoning application and \$50 zoning review fee – **NO BUILDING PERMIT REQUIRED**
- Project plan:** description of shed (for pre-builts, submit brochure)
- Ground Coverage Calculation sheet**
- B100A form:** Contact Health Department (CRAHD) 860-661-3300

201 square feet and up:

- Plot plan:** show where shed will be situated on property
- Must meet zoning setbacks**
- Not permitted within the 50' tidal wetland buffer**
- Permit Application:** building permit (must inc. separate \$50 zoning review fee)
- Project plan:** description/drawings of shed (for pre-builts, submit brochure)
- Ground Coverage Calculation sheet**
- B100A form:** Contact Health Department (CRAHD) 860-661-3300

The following documents MAY also be needed: (see Land Use staff)

CT Water Co. notification

Within 100' of Inland Wetlands or watercourses (streams, ponds, etc.):

- if within 0-50' - Wetlands Commission permit
- if within 51-100' - Wetlands Enforcement Officer (WEO) permit

Activities over 100' away from wetlands but could impact wetlands:

WEO permit

Zoning Board of Appeals: (approx. 2 months for process)

- if shed will be in setbacks
- if shed will exceed maximum ground coverage permitted