INTRODUCTION

Ellington Zoning Regulations regulate sheds and their placement. Other regulations, such as Wetlands and Building Regulations, may impact the construction and placement of a shed as well. This brochure will explain most of the issues that govern the construction and placement of sheds in Ellington. Any questions not covered in this brochure should be addressed directly to the Planning Department at (860) 870-3120.

Do I need a Zoning Permit to construct a shed in Ellington?

All sheds constructed or placed in Ellington require a Zoning Permit. Sheds that serve commercial properties require the review of the Planning and Zoning Commission and a Zoning Permit.

How close to a wetland can I build my shed?

Any construction/placement that lies within 100 feet of a wetland (250 feet in the Shenipsit Lake Drainage Basin) must be presented to the Ellington Inland Wetlands Agency for their review and approval. This area is known as the Upland Review Area. The Wetlands Agency discourages any construction in the Upland Review Area. If there is no other alternative except to build the shed in the Upland Review Area, the applicant must show that there will be minimal adverse impact on the wetland and that there is no other way to accomplish the property owner's desire except to impact the wetland.

IMPORTANT NUMBERS

Planning Department
Phone: 860-870-3120
Fax: 860-870-3122

North Central District Health Department
Phone: 860-745-0383
Fax: 860-745-3188

Building Department
Phone: 860-870-3124

Staff

Lisa Houlihan, Town Planner
John Colonese, Assistant Town Planner, ZEO/Wetland Agent
Troy Ciesco, Land Use Technician
Kristin Michaud, Planning Secretary

57 Main Street, P.O. Box 187
Ellington, Connecticut 06029

Town of Ellington Planning Department

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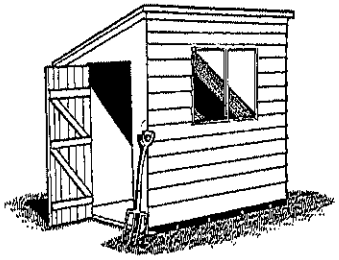
I want a Shed on my Property!



Sheds and Zoning Regulations
Town of Ellington Requirements

I want a shed on my property!

What forms do I need to build a shed?

You must apply for a Zoning Permit and, in most cases, a Building Permit. To do so you will need a site plan, clearance from the North Central District Health Department (if you have a septic system and/or a well), a completed application, and the $80 permit fee ($60 State Fee included).

Why do I need to go to North Central District Health Department (NCDHD) if I'm only putting in a shed?

You need to make sure your shed is not going to impact your septic system or well. The Connecticut Public Health Code, Section 19-13-B100 requires the review and approval by NCDHD before a Zoning Permit is issued.

What is a Site Plan?

A site plan shows the true boundaries of your property (from a survey or actually locating them), what is currently on the property (house, garage, pool, etc.) and what is proposed to be on the property (shed). It should show the road(s) in relation to your property. It should also show distinguishing features like wetlands.

Where do I get a Site Plan?

The property owner or his/her agent normally prepares the site plan. This plan can be a previous survey you have that has the new information added. This plan can also be created by finding your property pins and drawing it to scale yourself. The Planning Department has GIS maps, but these are not completely accurate. It is best if you use the other methods first.

What needs to be on my Site Plan?

Ellington Zoning Regulations describe the elements of a site plan in Section 8.2. You should include: the exact property lines, area of the lot, current buildings (house, pool, garage) location and size of the shed, setback areas, distance from the shed to the property lines, and septic tank and leaching field (if you have a septic system) all to scale (ex. 1"=40'). Include the scale and north arrow. Also, write you name, address, and date on the plan.

How close can my shed be to my neighbor's yard?

The Ellington Zoning Regulations regulate the locations of sheds. Sheds may not be constructed within the front, side, or rear yard setback as established by the Ellington Zoning Regulations. Setbacks are regularly the areas of your lot that are next to your neighbor's yard and next to the street. Most residential properties have a front yard setback of 35 feet, a side yard of 10 feet, and a rear yard of 10 feet. Front yard setbacks can be increased on some streets up to 60 feet. Multi-Family, Commercial and Industrial Zones have much larger setback requirements. Please ask for your specific setback regulations.

Where is the edge of my property and how do I find my property pins?

Property boundaries are normally marked by metal property pins, but can be marked in other ways as well. Along the road edge of the property, pins can be located by looking about 10 to 15 feet from the edge of the pavement. Also, the property pins are normally shown on the property survey of the lot. A careful search normally reveals the pins. Sometimes a metal detector needs to be used when property pins have been covered or driven below the surface.

How do I find my property pins?

The property pins are normally shown on the property survey of the lot. A careful search normally reveals the pins. Sometimes a metal detector needs to be used when property pins have been driven below the surface.

Where do I find the survey for my property?

When new houses are constructed the survey is filed with the Planning Department. If your house is less than 30 years old there is a good chance you can get a copy of the survey from the town. If your house is more than 30 years old you can still check with the Building Department, but it is unlikely that a survey will be on file. Occasionally some surveys are filed by the property owner in the Town Clerk's Office.

I couldn't find a survey, now what?

Another source of survey information about your property might include your neighbors. The neighbors might have a survey of their property that would show your mutual boundary.

I have all the information, now what?

Bring in the completed application, 1 site plan, and permit fee; a file will be started. If you have a septic system and/or a well, NCDHD will fax us a copy of your approval. The files will be reviewed to make sure there is no missing information or other zoning issues. If there are any problems, you will be contacted and asked for additional information. If everything is okay, a Zoning Permit will be issued. A copy will be mailed to you and another will be sent to the Building Department. You can now obtain the building permit.