



TOWN OF WETHERSFIELD
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT
505 SILAS DEANE HIGHWAY
WETHERSFIELD, CONNECTICUT 06109
(860) 721-2837 FAX (860) 721-2843

APPLICATION GUIDANCE*
For
ACCESSORY BUILDING & STRUCTURES

The Town of Wethersfield permits a variety of accessory buildings and structures in residential zones**. The provisions of Section 3.6. of the zoning regulations establish the requirements for these types of structures. The Town of Wethersfield has created this guide in an effort to summarize the requirements of these regulations for individuals interested in building an accessory structure on their property.

*This guide is intended for general guidance only, and does not replace the full zoning regulation and code requirements. Any questions should be directed towards the Town of Wethersfield Building Department, which can be reached at (860)-721-2840.

**Please Note: Anyone wishing to erect an accessory structure/building in the Historic District must gain approval from the Historic District Commission prior to applying for a building permit. Questions in this regard can be directed to the Historic District Commission Coordinator at (860)-721-2836.

What is a Building?-A structure having a roof supported by columns or walls for the shelter of persons, animals, chattels or property of any kind. Each of the units into which a building is divided by party walls shall be regarded as a separate building. The term "building" shall be construed as if followed by the words "or part thereof."

What is an Accessory Building? – A detached building subordinate to and customarily incident to a principal building on the same lot and supported by a permanent foundation, including carports and garages.

What is a Structure?- A structure is a walled and roofed building that is principally above ground, a manufactured home; a gas or liquid storage tank would each be considered a structure. The term "structure" shall be construed as if followed by the words "or part thereof."

What is an Accessory Structure? - A detached structure subordinate to and customarily incident to a principal building on the same lot.

Permitted By Zoning Permit Issued By Zoning Enforcement Official

If the proposed building complies with all of the requirements of Section 3.6. of the zoning regulations it may be approved administratively through the Building Department after the issuance of a zoning permit/building permit. These regulations require that:

- Accessory buildings and structures shall be located only in the rear yard (see diagrams on page 5) with the following exceptions:
 - On corner lots, accessory buildings must be located in the quarter of the lot farthest removed from any street (see diagram on page 5).
 - On corner lots the street line which is the dimension should be considered to be the front lot line and the lot lines adjacent thereto shall be considered to be side lot lines.
 - On corner lots, the rear yard shall in all cases be opposite the least lot frontage.
 - Where the street frontage of a corner lot are the same length , the owner may elect which street is to govern the setback of the building.
 - On through lots...
 - An accessory building or structure may be located in the front or side yard provided that it is set back at least seventy (70) feet from the front lot line.
 - An accessory building may not be located within any drainage or utility easement areas.
- The foundation of any accessory buildings and structures shall be located at least five (5) feet from a side or rear lot line with the following exception:
 - For lots having an average width of less than sixty-five (65) feet, buildings/structures may be located to within three (3) feet of the side and rear lot lines.
- Accessory buildings and structures shall not exceed a maximum height of eighteen (18) feet.
- The maximum coverage shall not exceed more than forty (40%) percent of the required rear yard area.
- The maximum number of accessory buildings and structures shall not exceed three (3).
- The area of the accessory buildings/structures combined with the area of the house shall not exceed twenty (20%) in the AA Zone, twenty-five (25%) in the A-1 Zone, thirty (30%) in the A Zone, thirty-five (35%) in the B Zone and fifty (50%) in the C Zone.
- For an accessory building that currently encroaches into a required side or rear yard, an extension or addition to that building may encroach into the same yard to the same extent.

Accessory Buildings Allowed by Zoning Permit Approval:

- **Garages:** One detached private garage or carport that creates a total garage space of no larger than 850 square feet in area used for the storage or housing of a maximum of three (3) motor vehicles.
- **Residential Outbuildings:** One tool house, gazebo, or greenhouse for hobby or personal use no larger than 200 square feet in area.
- **Accessory Recreation Facilities:**
 - One child's playhouse no larger than 200 square feet.
 - One bathing or swimming pool in rear yard only.
 - One tennis court or paddle tennis court in rear yard only.

- **Farming Structures:**
 - Stables or other structures incidental to the keeping of livestock for personal use accessory to a residential use, provided that all structures are located at least 100 feet from any street line and 50 feet from the side and rear lot lines.
 - Farm outbuildings accessory to farm uses provided that all farm buildings, except farm/roadside stands, are located at least 100 feet from any street line and 50 feet from the side and rear lot lines.
 - Temporary farm stands/roadside stands for the sale of products grown on the premises when set back at least 25 feet from the street and 10 feet from the side and rear lot lines, and provided the stand shall be removed within 30 days after use has been discontinued.
 - Barns and silos may be built to a maximum height of 50 feet on farms.
- **Shelter for Livestock:**
 - Shall be located at least 100 feet from the street line.
 - Shall be located at least 50 feet from a rear property line.
 - Shall be located at least 25 feet from a side property line.
 - Shall be located at least 100 feet from a reservoir, pond, or watercourse.
- **Miscellaneous Accessory Structures:**
 - Temporary structures, including membrane structures no larger than 200 square feet for no more than six (6) months in any 12 month period.
 - Other accessory buildings and structures customarily incidental to a permitted use and 200 square feet or less in area.
 - Residential radio or television antennae, wind powered generators, satellite antennae, solar panels, and similar structure installations shall be completed in accordance with Section 9.1 of the Wethersfield Zoning Regulations (Towers and Antennae).
- **In Business Zones**, the provisions of Section 3.6 and Section 5.3.B of the Wethersfield Zoning Regulations shall apply.

Information Requirements For a Zoning/Building Permit

As part of any application to obtain approval for accessory building or structure, the following documentation shall be provided:

- Two sets of floor plans, drawn to scale, indicating the interior use and dimensions of the building with a calculation of floor area.
- Two sets of plot plans (as described below), drawn to scale, showing the location of all structures on the parcel, the utilities to service the building (if proposed), lot dimensions, size of the building, structure required building lines, any easement areas, any parking and drive areas, and any other pertinent information, both existing and proposed.
- Two sets of building elevations, drawn to scale, indicating the exterior appearance of the building, the type and color of siding proposed, location and dimensions of all windows and doors, height of the building, and other similar features.
- Building Permit Application including estimated cost of building.
- Application Fee.

- The Zoning Enforcement Officer may require that the plot plan is certified by a Licensed Surveyor.

- **Plot Plan Requirements:**
 - Scale 1"=20' (with bar scale)
 - Date
 - All perimeter dimensions, bearings, or angles
 - North arrow
 - Outline of building showing **complete** zoning compliance
 - Zone occupied
 - Lot area
 - Building lines
 - Side and rear yard set backs
 - Any existing or proposed easements on the property, including dimensions and bearings
 - 100 year flood zone, or flood zone it occupies
 - Wetlands limits, if any
 - Existing and proposed contours
 - Street name, address or lot number

Permitted By Special Permit Issued By The Planning and Zoning Commission

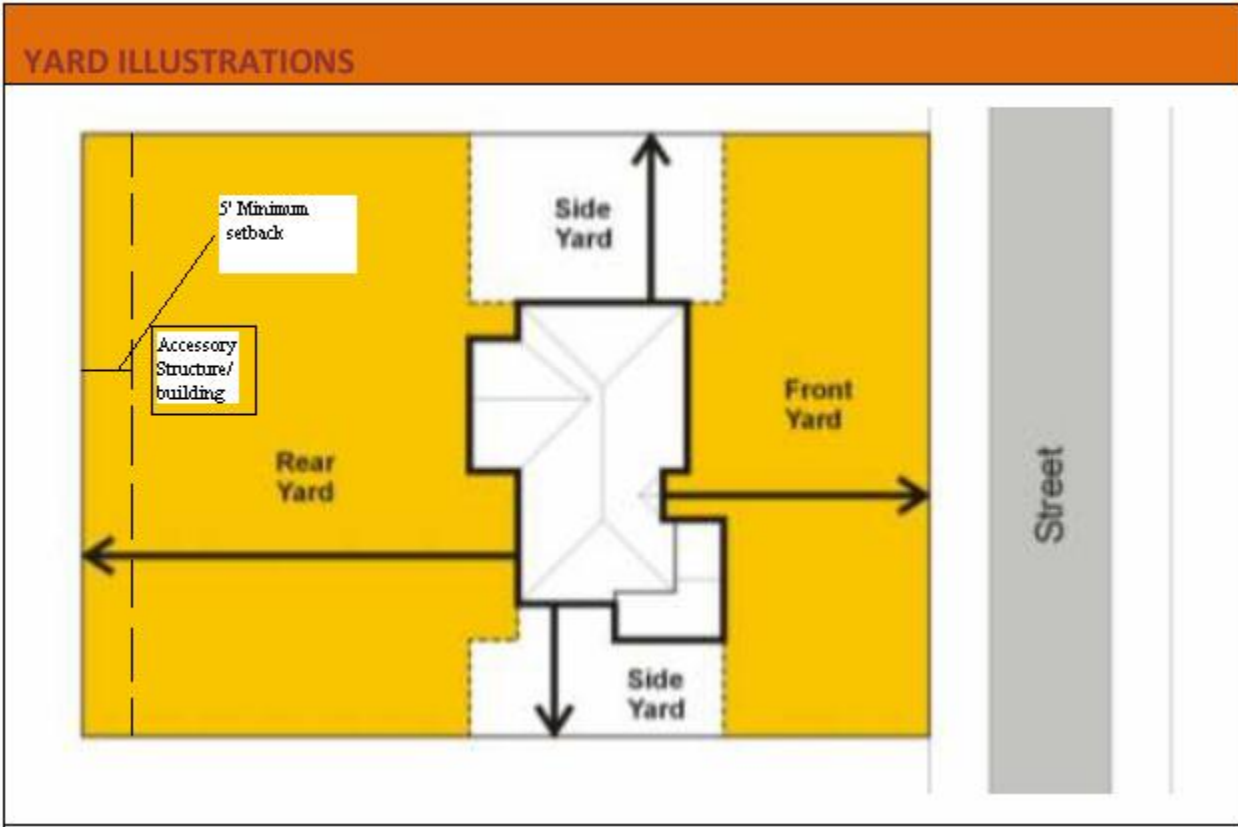
The regulations allow the Planning and Zoning Commission to issue Special Permits for certain accessory buildings and structures that do not comply with the regulations as stated above.

Proposed structures that do not comply with the provisions of Section 3.6. can only be permitted following the submission of an application for, and the approval of, a Special Permit by the Planning and Zoning Commission. (See Special Permit handout for details of this process.) This process involves the submission of an application to the Planning Department, notice to neighbors, and a public hearing with the Planning and Zoning Commission.

The following type of accessory building may only be permitted upon issuance of a Special Use Permit by the Planning and Zoning Commission:

- **Guesthouse:** A guest house or detached accessory residential building occupied provided:
 - The lot is at least one (1) acre in area.
 - The building is located in the rear yard.
 - Occupancy is limited to members of the family, their guests, or domestic service employees on the premises.
 - Such accessory building is located at least 25 feet from side and rear lot line and 100 feet from the street line.

Diagrams:



Corner lot diagram:

