

BUILDING CODE AND ZONING REQUIREMENTS FOR SHEDS, GARAGES, AND ACCESSORY BUILDINGS

BUILDING CODE: A building permit is required for all accessory buildings. In most cases a simple framing plan is required to show the proposed construction. A plot plan or survey is required to show the proposed location in relation to the main structure, well and septic system if present, and the distance to property lines. In some cases a permit may be required from the Farmington Valley Health District depending on the distance to the well and septic system.

Accessory buildings over 600 square feet in area are required to have frost protected foundations or piers. Piers or footings must extend to at least 42" below ground.

Inspections are required for footings or piers prior to pouring concrete. Framing and any electrical or heating work that will be covered must be inspected prior to being covered or insulated. Electrical conduit or piping to accessory buildings must be inspected prior to burial. A final inspection is required prior to the building being used or occupied.

ZONING REQUIREMENTS: Sheds or accessory buildings under 200 square feet and less than 12 ft. in height must be located at least 10 ft. from side and rear property lines and behind the 50 ft. building line. The building line is a line parallel to the property line on the street side of the property. (Generally this is the front yard of the property)

Accessory buildings larger than 200 square feet must meet the minimum setbacks from the side and rear property lines required in there particular zoning district OR be at the distance of the longest dimension of the building. **WHICHEVER IS GREATER.** For example, an accessory building 35 ft. in length would be required to be at least 35 ft. from the side property line even if the minimum setback in that zone was 25 ft.

Accessory buildings must also be located a distance of one and one half (1 ½) times the height of the building from all side and rear property lines.

No accessory building may be constructed between the 50 ft. building line and the property line facing the street. Corner lots, with frontages on two streets, have a 50 ft. building line facing each street.

Garages and accessory buildings larger than 600 square feet and closer than 100 ft. from the front property line require a Special Permit from the Planning and Zoning Commission.

Any accessory structure larger than 1,000 square feet requires a Special Permit from the Planning and Zoning Commission. Barns and similar agricultural buildings are exempt from this requirement if constructed on a lot designated as a farm as defined by the Zoning Regulations. (This would require at least 5 acres of lot area)

No accessory building shall be constructed on any lot prior to the construction of the principal building to which it is accessory.

THIS GUIDE IS FOR INFORMATIONAL PURPOSES ONLY, AND DOES NOT VOID OR NULLIFY ANY REQUIREMENT OF THE CONNECTICUT STATE BUILDING CODE OR GRANBY ZONING REGULATIONS.

If you have any questions or concerns please call the Granby Building Department @ 860-844-5318

Office hours are:

Monday – Wednesday 8 a.m. to 4 p.m.

Thursday 8 a.m. to 6:30 p.m.

Friday 8 a.m. to 12:20 p.m.