

Town of Plainville
BUILDING DEPARTMENT

ACCESSORY STRUCTURES

ZONING

Detached accessory structures may be constructed in the rear yard and must be at least 5 feet from all property lines. On corner lots accessory structures must be behind all building lines (All proposed locations on corner lots should be inspected by the Building Department prior to construction). The total area of accessory structures may be 700 square feet or 20% of the area of the rear yard, whichever is smaller. Accessory structures may be no taller than 12 feet. Note: Height is not measured to the peak of the roof, but is measured at the midpoint between the highest and lowest points of the roof, and mean elevation of ground (see illustration below).

CONSTRUCTION

Framing plans are required for all accessory structures prior to issuance of permit.

All electrical outlets in accessory structures must be protected by ground fault interrupters. A separate electrical service is not allowed for accessory structures.

Accessory buildings over 400 square feet in area must be built on a slab with frost walls, full foundation or on concrete piers, as required by the Building Code. Structures under 400 square feet do not require any type of foundation.

