

Introduction

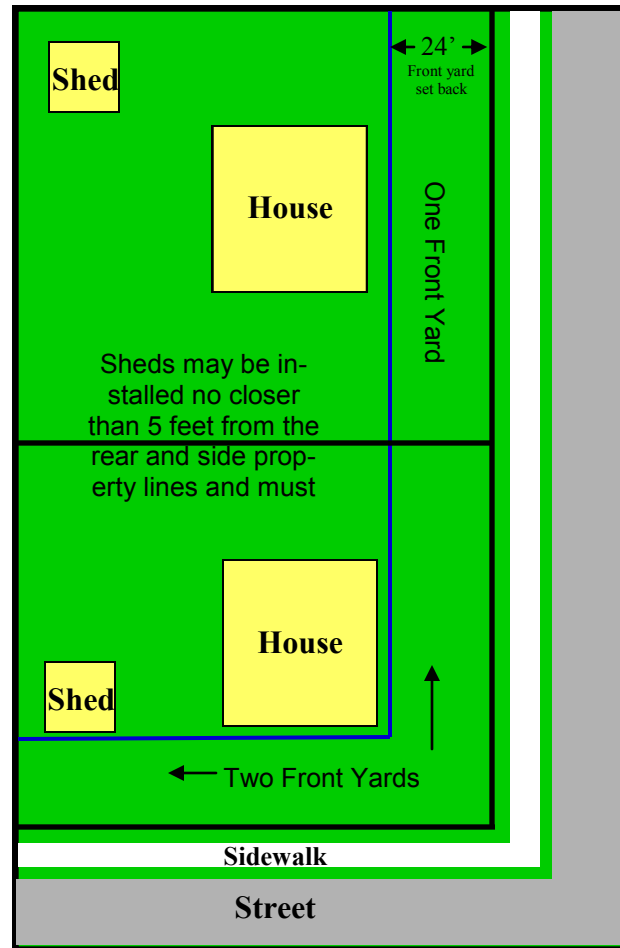
Plainville Zoning Regulations regulate the construction and installation of sheds in residential zones. The regulations may impact where and how large the shed may be. This brochure will explain most of the issues that surround the construction and placement of sheds for residential applications in the Town of Plainville. **These same principles may be applied to detached garages.**

What kind of permit do I need for my shed project?

Sheds require both a building permit and a zoning certificate of compliance. The building permit is required to insure that the shed is constructed properly, whether prefabricated or not. The Zoning Certificate is required to insure that the shed does not exceed the size, height, or placement requirements of the zoning regulations.

What if my proposed shed is in or near a wetland?

Any construction or placement of a shed in or within 100 feet of a wetland or watercourse may require approval before the Plainville Inland Wetlands Agency. While an application for a declaratory ruling can be made at no cost, it can be time consuming and is worth avoiding if at all possible. If you must apply, staff will assist you filling out the forms.



Town of Plainville
Planning Department
Building Department
860-793-0221—<http://www.plainvillect.com>

I want a shed on my residential property!

Town of Plainville
Planning Department
Building Department



A common sense guide to help you navigate the requirements for shed installation in the Town of Plainville

Shed Facts...

How big can my shed be and what type of material can I build it with?

Plainville Zoning regulations state that a shed is considered an accessory building. You are permitted 700 square feet of detached accessory buildings on your property so the shed and any other detached accessory structures may not exceed 700 square feet cumulatively. Sheds can be 12 feet high - the height is measured from the average grade around the base of the shed to the mid point of the roof. Most standard sheds do not exceed the height requirement.

If you decide that you want to build a shed that, in addition to your other detached accessory buildings, is larger than 700 square feet, or higher than 12 feet, you will need to first obtain a variance from the Zoning Board of Appeals.

Sheds are typically constructed from wood, but smaller "store bought" metal or vinyl structures can also be permitted.

Where is the edge of my property?

The best way to pinpoint your property line is by consulting a survey. A property survey can show you where your house is located in proximity to the property lines. Property lines are typically marked by iron corner pins, but they may deteriorate or become overgrown, making them hard to find. A metal detector can sometimes be handy to help find the pins.

Stop into the Planning/Building Department and ask staff if they will look for a survey for your property. The older your home, the less likely there will be a survey on file. If a survey is found, measuring where you want to locate your shed is much easier and more accurate.

I couldn't find a survey, now what?

Well, you can still build your shed, but you must take every precaution to make sure that you don't build it on your neighbor's property, build it higher than allowed or place it closer to the property lines than permitted by the regulations. It is ultimately the property owner's responsibility to ensure that the shed is installed correctly and in accordance with local regulations.

Planning and Building Department staff may be able to print an electronic copy of the assessor's map depicting your house. The property lines on the assessor's maps are not "survey" lines and may be inaccurate. The Town of Plainville makes no claims that this information is reliable. Again, it is the property owner's responsibility to ensure that the shed is installed correctly.

How close to the property line can I erect my shed?

Your shed must be located in the rear yard and can be located no closer than five (5) feet from your side and rear property lines. If you are unsure of the true location of the property line, you should err on the side of caution.

What do I need to submit with my building permit application?

If you have a survey, make a copy of it and trace the proposed location of your shed as close to scale as you can. If no survey is available, you will need to provide a neat sketch depicting the location in proximity to the property lines along with proposed construction methods.

What if I live on a corner lot?

Corner lots have two front yards, so your situation becomes more complex. There can be certain disadvantages to erecting a shed on a corner lot. You may not erect a shed that will obstruct the view of vehicular and pedestrian traffic on the corner, but you may be granted certain other rights that should be discussed in full with staff. In all cases, the shed must be located in the rear yard.

The zoning regulations are available on line at: <http://plainvillect.com>. Navigate to the Planning and Zoning Commission's page and scroll down for access to the regulations.