

SO YOU WANT TO: BUILD A GARAGE

THINGS TO CONSIDER BEFORE APPLYING FOR A BUILDING PERMIT

Wetlands:

- If the garage will be within 100 feet of a wetland you will need a wetland Regulated Activity Permit. (http://www.madisonct.org/Inland_Wetlands/inlwethome.htm)
- If you are not sure where the wetlands are, maps with approximate wetlands boundaries are available at the Town Campus in the Land Use Office.
- If the distance to wetlands cannot be established you may need to have the boundaries marked by a soil scientist, surveyed and approved by the Inland Wetland Agency.
- Depending on the existing property layout the Town Wetlands Official **may** be able to approve your Regulated Activity Permit through an abbreviated process without going through the wetlands meeting process.

Zoning:

- If freestanding, and **more than** 15 feet from the main dwelling, the garage must be as far from the property line as it is tall and cannot be in the front yard.
- If the garage is **within** 15 feet of the main residence, for zoning purposes it will be considered part of the house and must meet all zoning setbacks.
- The garage must not increase lot coverage beyond 10%.

Health Department:

- Is the garage at least 10 feet from any part of the septic system?
- If the garage is freestanding and will have a water supply, discuss your plans with the Health Department.
- After installation, does your property have enough space remaining and proper soil conditions to install a septic system meeting the current public health code? This can often be done using existing site information or by a brief site visit by the health department. If not, soil testing may be required.(http://www.madisonct.org/Health_Dept/hlthQandA.htm)

COMPLETING THE PERMIT *(submit all parts of the permit application together)*

1. Building Permit Form including structural information detail.
2. Electrical permit if electrical work is required. (to be filled out by your electrician at the Town Campus).
3. Plumbing Permit if the garage will have a water supply.
4. Include a site plan with the following minimum information.
 - Property survey or lot dimensions.
 - Provision for stormwater or erosion control.
 - Location and dimensions of house, existing decks, well, out buildings, proposed garage and location of septic system. Show distances from garage to main house, property lines, wetlands and septic system.