

SO YOU WANT TO: PUT A STORAGE SHED IN YOUR YARD

THINGS TO CONSIDER BEFORE APPLYING FOR A BUILDING PERMIT

Wetlands:

- If the shed 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:

- Sheds must be behind the front plane of the house and as far from the property line as they are tall. (Full setbacks for the appropriate zoning district apply if they are within 15 feet of the house)
- Sheds must not increase lot coverage beyond 10%.

Health Department:

- The Health Department does not regulate the location of sheds smaller than 200 square feet. If more than 200 square feet a shed should be located no closer than five feet from any part of a septic system.
- NOTE: The building department will require sheds to be anchored to the ground and homeowners would be wise to avoid locating them directly over the leaching system to avoid any connection between the anchoring and septic systems.
- NOTE: Sheds are assumed to be portable and that they could be moved if they were in the way of a repair to your septic system. Practically, they are often difficult to move and homeowners would be wise to locate them with that in mind.

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. Include a site plan with the following minimum information.
 - Property survey or lot dimensions
 - Location and dimensions of house, existing decks, well, out buildings, pool, proposed shed and location of septic system. Show distances from proposed shed to property lines, wetlands and septic system.