

THE QUICK REFERENCE TO PERMITTING AND REQUIREMENTS FOR ACCESSORY STRUCTURES.

*This guide is intended for general guidance only and does not replace the full zoning regulation and code requirements. *

(If you are viewing this on our website you can click the hyperlinks to get you to the proper materials.)

DEFINITIONS

Accessory Building or Structure. A building or structure, in addition to the principal building, which is clearly subordinate to, and customarily incidental to, and located upon the same lot as, the principal building or on a contiguous lot under the same ownership. Any accessory building physically attached to a principal building shall be deemed to be a part of such principal building in applying the Bulk Regulations to such building.

Accessory Buildings – Location and Size. For accessory buildings other than those associated with a farm.

Decks. Decks, as defined in these Regulations (see Section 3, Definitions), are permitted accessory structures, provided that such Decks shall not extend into or be otherwise located within the required yards of the subject zone. I

Inland Wetland. Those areas designated and defined as inland wetlands by the Willington Inland Wetlands and Watercourses Agency, pursuant to its Regulations, as the same may be amended from time to time.

Private Garages in Residential Zones. Accessory buildings in Residential Zones may include private garages, whether or not attached to the main building.



When it comes to adding an Accessory structure to your property, there are a few questions you will want to answer before filing for a permit.

1. **Do you have a plan/survey showing your property lines?** If not, you can always check our [GIS](#) website. We do have property files under most of the address' to help you. This will also help determine if you have Wetlands on your property. If within the 150' buffer zone for Wetlands, you will need to file an application for that, which can be found under [Land Use](#) in our online permitting. [How to use the Town's GIS System | Willington CT.](#)
2. **Do you have well/septic on your property?** If so, you will need to start your permit process with the [Eastern Highland Health District](#) online permitting portal. Once they have approved you can work on the next step of permits.
3. **What is the square footage of the accessory structure?** If it is less than 200 square feet only the [Zoning Permit](#) and Health is required. If it is greater than 200 square feet you will need a Health, Zoning, and a [Building Permit](#).

TOWN SETBACKS			
ZONE	FRONT	SIDE	REAR
R-80	50'	25'	50'
EHHD SETBACKS			
WELL		SEPTIC SYSTEM	
10'		10'	

*For corner lots, the front yard setback applies to both property lines which are next to the road. *

- ✓ Detached accessory building which are not more than ten (10') feet in height may be located:
 - In the rear half of any lot, but not nearer than seventy-five (75') feet to any street.
 - Within ten (10') feet of the side or rear lines of said lot.
- ✓ Accessory building shall not occupy more than 20% percent of the gross floor area of the principal building to which they are accessory.
- ✓ Accessory buildings more than ten (10') feet in height shall conform to the side, front and rear yard requirements.
- ✓ All accessory buildings shall be built on the same lot as the principal building or use to which they are accessory.
- ✓ Accessory Structures - Location. Accessory structures shall be no less than the dimension of their height plus ten (10') feet from any lot line.

Here is what you will want to have handy to upload to the online permitting software:

- **Plot Plan** – The plot plan should show the location of the structure, separation distances from property lines, and the separation distances from the well and septic system. If you have wetlands, you will also want to show that you are not within the buffer zone.
- **Accessory Dimensions & Square Footage**

If more than a zoning permit is needed, then these are some things you may want to include in your building permit:

- **Structure Type** – You will want to submit the product description that comes with the purchase or building of the structure. This will help all departments with their decision and determine the size of it.
- **Hic/ Liability** – If the work is being done by a contractor or you are the contractor, you will want to have your License and Liability ready to be uploaded.
- **7A** – If you are a homeowner doing your own work you will need to fill this form out and upload it as well. You can contact the Land Use Department for this.

