

July 7, 2020

**ZONING REGULATIONS RELATED TO  
RESIDENTIAL ACCESSORY STRUCTURES  
(SHEDS, POOLS, GAZEBOS, PERGOLAS, GREENHOUSES, ETC.)**

**WHERE ARE ACCESSORY STRUCTURES ALLOWED?**

Accessory structures are permitted in all zoning districts with the exception of the Flood Hazard District. If you are proposing to place an accessory structure in a designed Flood Hazard District, you will need a Special Permit from the Planning and Zoning Commission and the structure will need to meet the requirements of Article 10, Section E. of the Zoning Regulations, which are available at <http://www.mansfieldct.gov/253/Planning-Development>. Please use our on-line mapping system at <http://www.mainstreetmaps.com/ct/mansfield/public.asp> to find out what your property is zoned.

**ARE THERE LIMITS ON WHERE I CAN PUT THE STRUCTURE ON MY PROPERTY?**

The following are some questions that will help you determine your setback requirements; when in doubt, please email [planzonedept@mansfieldct.org](mailto:planzonedept@mansfieldct.org) for assistance.

**Subdivisions Approved After February 20, 2002**

Houses in subdivisions created after February 20, 2002 have a Building Area Envelope (BAE) identified on the subdivision plan. You can place your accessory structure anywhere within that envelope, provided it meets other requirements summarized below for specific types of accessory structures/uses.

**Lots of Record and Subdivisions Approved Prior to February 20, 2002**

If your house is on a lot of record or is located in a subdivision approved prior to February 20, 2002, accessory structures are subject to the setback requirements for the district in which the property is located. The below table identifies standard setbacks in Mansfield's residential zoning districts along with exceptions for small accessory structures. Larger setback requirements may apply for specific accessory structures/uses; see summary below for more information.

Minimum Distance from Property Line	R-20	R-90 / RAR-90
<b>Structures that are ≤200 square feet in size and ≤10 feet tall</b>		
Front Yard*	40 ft.	60 ft.
Side Yard	10 ft.	10 ft.
Rear Yard	10 ft.	10 ft.
<b>Structures that are &gt;200 square feet in size and 10 feet tall</b>		
Front Yard*	40 ft.	60 ft.
Side Yard	15 ft.	35 ft.
Rear Yard	50 ft.	50 ft.

\*Any portion of a lot abutting a street is considered to be a front yard.

## Specific Requirements for Pools, Agricultural Buildings and Other Accessory Structures

- **Swimming Pools.** Swimming pools cannot be located in the front yard between the dwelling and the street; they must be setback from the street at least the same distance as the house.
- **Agricultural Buildings and Uses.** Please see Article 10, Section T for specific requirements related to agricultural buildings and uses, including manure pits.
- **Satellite dish antennas**

Diameter of Satellite Dish	Requirement
≤ 1 meter (39.37")	No setback requirements
> 1 meter (39.37")	200 feet from front property line unless not readily visible from street as determined by Zoning Agent; side and rear setbacks per zoning district

## DO I NEED A PERMIT?

### Zoning Permits

Zoning permits are required for all accessory structures with the exception of the following:

- One-story storage sheds that are 200 square feet or smaller in size.
- Aboveground swimming pools accessory to single-family dwellings provided said pool is no deeper than 24 inches.

### Other Permits

Even if you do not need a Zoning Permit, you may need other permits before installing/constructing the accessory structure.

- **Building Permit.** A Building Permit is generally required for accessory structures that do not meet the exceptions noted above; however, we recommend consulting with the Department of Building and Housing Inspection before proceeding to confirm permit requirements. Please contact them at [bldgdept@mansfieldct.org](mailto:bldgdept@mansfieldct.org) or **860.429.3324** for information. If a permit is required, applications are accepted online at <http://mansfield.onlinegovt.com/>.
- **Inland Wetlands License.** Depending on the location and scope of work associated with the accessory structure, an Inland Wetlands License may also be required. Additional information on the Inland Wetlands Process is available at <https://www.mansfieldct.gov/Faq.aspx?QID=159>.
- **Public Health Review.** Approval from Eastern Highlands Health District (EHHD) is needed for accessory structures whose foundations penetrate the surface of the ground as well as any accessory structure that exceeds 200 square feet. Additional information on the environmental review process as well as a link to the EHHD on-line permitting system is available at <http://ehhd.org/content/101/default.aspx>. Please contact EHHD at [ehhd@ehhd.org](mailto:ehhd@ehhd.org) or **860.429.3325** with any questions regarding the public health review process.

## ZONING PERMIT PROCESS

### Application Fee

Application fees are based on the cost of construction. The following fees include a state-mandated land use fee of \$60:

- Less than \$5,000: \$85
- More than \$5,000: \$110

### How to Submit an Application

If a Zoning Permit is required, you can apply on-line at <http://mansfield.onlinegovt.com/>. Step-by-step instructions on how to submit Zoning Permit applications are available at <https://www.mansfieldct.gov/DocumentCenter/View/8808/How-to-Apply-For-a-Zoning-Permit-On-Line-Step-by-Step-Instructions>.

### Required Information

Here is the information you will need to complete the application:

- **Applicant and Property Owner Information.** Name, address, phone number, email, etc. Please be sure to provide your phone number and email so that we can contact you with any questions!
- **Type of Project.** Garage, Pool, Shed, or Miscellaneous Accessory Structure.
- **Estimated Cost of Construction.** How much will your project cost?
- **Amount of Earthwork.** How many cubic yards of earth material will be brought in, removed, or relocated as part of the project?
- **Water Supply.** Is your water service private (well) or public (water line)?
- **Septic.** Is your wastewater disposal private (septic system) or public (sewer line)?
- **Project Description.** A brief statement with pertinent details such as dimensions and use of structure. For example, "Construction of a 400 square foot detached garage."
- **Plot Plan.** Site layout plan identifying the proposed location and dimension of the structure relative to the main dwelling. Please include the distances it will be set back from property lines, and if available, well and septic field. If you don't have a survey or other plan that you can use to draw in the proposed structure, let us know and we will check the file for your property to see if we have something you can use as a base.\*

### Attaching Documents to Your Application

You will need to complete the application and pay the fee before you can attach your plot plan or any other, such as photographs or illustrations, to the application. You can do so by returning to the home screen (<http://mansfield.onlinegovt.com/>), clicking on case status, selecting your application, and clicking on the documents tab. For more information, refer to Step 9 in the [Step-by-Step Instructions for Zoning Permit Applications](#).

**Please do not forget to attach your documents!**

**Your application will not be complete and cannot be reviewed until we have a plot plan.**

## QUESTIONS?

Please contact the Department of Planning and Development at [planzonedept@mansfieldct.org](mailto:planzonedept@mansfieldct.org) or at **860.429.3330** with any questions.