

Putting an accessory building or swimming pool on your property??

Basic points you need to consider:

The guidelines for permitting of accessory structures and swimming pools are outlined below. For further information, please review the Thomaston Zoning Regulations - Schedule B and Article 5.8. Accessory buildings and swimming pools, including pool decks, diving boards, ladders, cabanas and other similar pool structures are subject to the height, area, square, and yard setback requirements noted in these sections. An accessory building includes outdoor wood burning furnaces, which are regulated by CT DEEP, 860-424-3001.



Residential accessory structures such as sheds, detached garages and similar structures must meet the front yard setback applicable to the zone, but may be set back from side and rear yard property lines as follows:



- If the proposed structure is 250 square feet in area or less, it must be no less than five (5) feet from the side and rear property lines
- If the proposed structure is 500 square feet or less, but greater than 250 square feet, it must be at least fifteen (15) feet from the side and rear property lines
- If the proposed structure is greater than 500 square feet, the structure must meet the setbacks applicable to the zone as required in Schedule B of the zoning regulations (see below)



All residential swimming pools (including pool decks and similar structures) shall meet the following setbacks, as required in Schedule B of the Zoning Regulations:

RA 80/RA 80A/RA 40 - 50 feet front yard property line, 15 feet side yard property line, 50 feet rear yard property line

RA 15 - 40 feet front yard property line, 15 feet side yard property line, 40 feet rear yard property line

Except that the rear yard property line setback shall be reduced to 15 feet for pools and associated structures 500 square feet or less in total.

What you will need:

- 1. Inland Wetlands Approval, if within one hundred (100) feet of a wetland or watercourse**
- 2. Torrington Area Health District approval if property has a well or septic**
- 3. Zoning permit application with a plot plan, which must include on it:**
 - The location of the structure
 - The distances from said structure to all your property lines
 - The location of well/septic
 - Any wetlands on subject property



- 4. Building permit application:**

A building permit will be issued when you have an approved zoning permit and the appropriate department sign offs (taxes, sewers, health district, etc)