

PUTTING AN ACCESSORY BUILDING OR SWIMMING POOL ON YOUR PROPERTY?

Basic Points to Consider:

The guidelines for permitting accessory structures are outlined below. For further information, please review *Article 3 – Residential Zones* of the Norfolk Zoning Regulations. Accessory buildings and swimming pools including pool decks, cabanas, and other similar pool structures are subject to the height, area, and yard setback requirements detailed in the Regulations. An accessory structure also includes recreational facilities such as tennis courts.

Please be aware that outdoor wood burning furnaces as defined in PA 05-227 are prohibited in the Town of Norfolk.



Residential accessory structures such as sheds, detached garages, and similar structures must meet the setback requirements listed below, which vary depending on the location of the property on which they will be located:

Village Residential Zone

25 feet from the front property line; 15 feet from all other property lines

Neighborhood Residential Zone

25 feet from the front property line; 15 feet from all other property lines

Rural Residential Zone

30 feet from the front property line; 30 feet from all other property lines



All residential swimming pools, whether in-ground or above-ground, and their associated structures (such as pool decks, changing areas, pool houses, pergolas, and similar structures) are required to meet the same setback requirements as listed above.



If your planned accessory structure will also have living space and/or work space, please be aware that additional information may be required.

What You Will Need:

- 1. Inland Wetlands Approval**, if your project will be located within one hundred (100) feet of a wetland or watercourse.
- 2. Torrington Area Health District approval** if your property has a well or septic system.
- 3. Zoning Permit Application with a plot plan**, which must include:
 - The proposed location of the structure and its distance from all of your property lines;
 - The dimensions of the proposed structure (including height);
 - Any other structures currently present on the property;
 - The location of your well/septic system (if applicable); and
 - The location of onsite wetlands and the distance from the proposed structure to them.
- 4. After Zoning Permit is Obtained, Building Permit Approval.**
A building permit will be issued when you have an approved zoning permit and any other required sign offs (health district, etc.)

**Building & Land Use Staff are available to assist you through the permitting process.
Please feel free to contact us with any questions you may have!**

Stacey Sefcik, ZEO
860-542-6804
zeo@norfolkct.org