



## LAND USE DEPARTMENTS

Town Hall Annex, 66 Prospect St., Ridgefield, CT 06877  
(Phone numbers listed below) Fax 203-431-2737

Building Department	203-431-2743
Health Department	203-431-2745
Planning & Zoning Department	203-431-2766
Wetlands Agent	203-431-2383

### Frequently Asked Questions SHEDS ON RESIDENTIAL PROPERTIES

Sheds on residential properties need a Development Permit from the Land Use offices, including review by the Zoning, Building, and Health Departments, **unless exempted as noted below.** All sheds must comply with Wetlands Regulations.

The Land Use **Development Permit Application** forms must be filled out for construction of sheds, and all required documentation submitted (including an A-2 survey showing the shed), **except as exempted below.**

Please read the "Exemptions" comments below, to see if you qualify. If you do not qualify for the permit exemption, then you should visit the Town Hall Annex to pick up the necessary Development Permit forms.

At the Annex, you can talk to officials from the various departments to determine the documents that you will need to provide with your application, if a permit is required. Briefly (but not completely) these include:

- Two copies of a property survey completed to "A-2" standards, showing the location of the septic system, well, and all structures on the property, including the proposed shed
- Building plans for the shed (or manufacturer's specification drawings, for pre-constructed sheds)
- Proof of property taxes being paid (on a form provided by the Land Use Department or the Tax Collector)
- Copy of the Field Card for your property from the Assessor's Office, with verification of your property ID number
- Copy of contractor's license, worker's comp insurance, or affidavit from the homeowner if no outside contractor is involved.

There are other forms required – check with the Land Use Offices for more information.

### EXEMPTIONS

In February of 2014, the State of Connecticut changed the permit requirements under the Building Code and provided for **certain exemptions for sheds where the floor area does not exceed 200 square feet** (for example, a shed measuring 10' X 20').

The Planning and Zoning Commission amended its zoning regulations to allow certain exemptions as well, although these exemptions are more limited.

The exemptions for each department are listed on the next page, but the list is complex and not necessarily complete for all situations. We urge you to ask questions about your specific project, just to be sure it fits within these guidelines.

## **BUILDING DEPARTMENT:**

The Building Code says “Permits shall not be required for the following work [for one and two-family residential dwellings only]”:

**One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet.**

So, does this mean that an unfinished 200 s.f. or less shed (no sheetrock or finishing of the inside), used for storage, is exempt from the need for a Building Permit? **Yes.**

What if sheetrock is installed, and the shed is used as an outdoor “room”?

**If the shed is used for something other than storage (an outdoor office, play room, etc.) or if it is intended to be “habitable space,” then a Development Permit is required. You should ask the Building Official if you are not sure.**

Can I store a small vehicle (car) in the 10’ X 20’ shed?

**Vehicle storage may have different building code requirements. You should ask questions about your particular project before finalizing your plans.**

## **HEALTH DEPARTMENT:**

There are basic requirements for the Health Department for all sheds:

- Sheds on foundations or slabs cannot be placed on top of any portion of the septic system.
- Sheds on blocks may be permitted on portions of certain types of septic systems, but you will need to have the approval of the Health Department prior to installation.

## **PLANNING AND ZONING DEPARTMENT:**

In April of 2014, the P&Z Commission adopted an amendment to the Zoning Regulations for residential zones, stating **certain “minor accessory structures” do not require a Zoning Permit**, and included the following:

**ONE, one-story detached tool or storage shed not exceeding 200 square feet, per premises.**

So, you’re only allowed **ONE** shed of 200 s.f. or less per premises **without a Zoning Permit**, under the Zoning Regulations. Additional sheds of any size require Development Permits, and must meet all requirements.

If you already have more than one shed on your property, or if you want to construct a second shed, please call the Land Use offices for advice.

## **WETLANDS DEPARTMENT:**

**There is no exemption from the need to comply with Wetlands Regulations.**

Sheds should not be placed in wetlands, and may need a permit if located close to wetlands or watercourses.

The placement of all sheds should be reviewed by the Wetlands Agent to determine if wetlands permits are required.