



Town of Hebron

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- PLANNING/ZONING
- BUILDING
- HEALTH
- CONSERVATION

WHAT INFORMATION IS NEEDED IN ORDER TO OBTAIN A SHED PERMIT

The information in this handout is to help guide you in the permitting requirements for sheds and addresses the common questions asked.

What information do I need for a permit?

- You will need to provide a plot plan showing the location of;
 - House and all other structures on the property
 - Location of your septic system and well
 - Location of any wetlands on your property
 - Location of your shed with dimensions from the property lines, house, septic and wetlands.
- Construction documents shall be of sufficient clarity to indicate the location, nature and extent of work proposed and show in detail that it will conform to the provisions of this code, related laws and regulations.

How do I get a site plan of my property?

- You can obtain a copy of your site plan from our office if available in our file or you can go to the Assessor's office and request a copy of your site plan from the GIS system.

How close can I be to my property line?

- Sheds must meet the minimum setback requirements established by the zoning regulations. You can call our office to obtain information on the zoning district you are in and the setback requirements.
- If the shed meets the following criteria you are allowed to be no closer than 10'-0" to the side or rear property lines;
 - Located entirely behind the plane of the rear wall of the principal building (house)
 - It is located behind all front yard setbacks
 - No larger than 200 square feet in size

How large of a shed can I build?

- The maximum footprint of the shed can not exceed 25% of the principal building (your house) and can not exceed 600 square feet in size.
- In addition, the total of all accessory buildings on a lot can not exceed 600 square feet per acre, or any portion thereof.

If I have wetlands on my property, how far away do I need to be?

- The regulated area is 100'-0" from the wetlands delineation. Some areas around Town have a regulated up to 300'-0". Any activity in the regulated area requires approval from the conservation commission.
- Any activity in a conservation easement shall require approval from the conservation commission.

How far away from my septic system do I have to be?

- Sheds under 200 square feet and placed on stone (no foundation) are exempt from the health code, otherwise sheds with no foundation or drains must be a minimum of 5'-0" from any part of the septic system.
- Sheds on piers must be a minimum of 5'-0" from any part of the septic system
- If the shed is on a foundation it must be a minimum of 15'-0" from any part of the septic system.

How far away from my well do I have to be?

- Sheds have no separation requirements

Do I need to have test pits done since I have a septic system?

- Usually not for sheds, please contact the sanitarian

How much are the permits?

- Please contact the Chatham Health District for the latest fees.
- The building permit fee is based on the construction value of the project. The construction value includes the cost of labor and materials for the work. If you are unsure of the construction value, we can calculate it for you.
- Please contact the Wetlands Agent for the Conservation Commission fees.

Who can I contact with any questions I may have?

- Building Official ext. 142
- Zoning Enforcement Officer ext. 142
- Wetlands Agent ext. 139
- Sanitarian ext. 140

STREET NAME

