

**INSTRUCTIONS FOR OBTAINING REQUIRED PERMIT  
FOR AN ATTACHED OR DETACHED PRIVATE GARAGE**

Persons wanting to construct an attached or detached private garage are to complete the following Application including plot plan showing location of project depicting property boundaries and all proposed/existing structures, septic, well, etc.

**Please review the Town of Prospect Zoning Regulations included with this package for further instruction as to size, height, location and setback information.**

Upon completing information, the applicant first must obtain approval from:

- Chesprocott Health District, 1247 Highland Avenue (Route 10), Cheshire.  
(203) 272-2761

Please return completed Application (with Chesprocott approval) to the Land Use Office with the following fees:

- \$50.00 (Town of Prospect)
  - \$60.00 (State of Connecticut)
- If by check, *both checks payable to the "Town of Prospect"*

A separate Building Permit Application will also need to be submitted to:

- Prospect Building Inspector, Prospect Town Hall, 36 Center Street  
(203) 758-4461.  
Office Hours: Monday through Friday 12:00 p.m. – 4:00 p.m.

Please Note:

Other approvals may be required from:

- Inland Wetlands
- Zoning Board of Appeals

If you have any questions in completing this Application, please contact the Land Use Office at 758-4461.

# **TOWN OF PROSPECT ZONING REGULATIONS**

## **Section 5.1 Purpose**

The purpose of the Accessory Use Regulations is to establish the relationship among the principal and accessory uses and the criteria for regulating accessory uses. Accessory uses are uses which are customarily incidental and subordinate to a permitted principal use.

## **Section 5.2 Accessory Structures In Residential Zones**

Subject to the restrictions and limitations specified, the following accessory buildings and uses shall be permitted in RA-1 and RA-2 zones. Zone Permits are required for all uses listed below that are separate from a house and must conform to structure setbacks except as provided in Section 5.2.3.2.

The Land Use Inspector reserves the right to require Planning and Zoning Commission Approval. The Commission may, in its discretion, hold a public hearing thereon. The following documents shall be submitted to the Commission at its request, with the application.

- a. Plot Plan drawn to reasonable scale (need not be prepared by a registered land surveyor or professional engineer).
- b. Other considerations as the Planning & Zoning Commission may establish.

### **5.2.1 Private Garages, Attached**

**5.2.1.1** Total area not to exceed 1,100 sq. ft. or 50% of the living area of the principal residence, whichever is less. A garage area of 480 sq. ft. is permitted regardless of the living area of the principal residence.

**5.2.1.2** May be two stories if second floor is an integral part of principal residence or approved accessory apartment.

**5.2.1.3** All yard setback requirements shall be the same as the underlying zone.

### **5.2.2 Private Garages, Detached**

**5.2.2.1** Total area not to exceed 800 sq. ft. or 50% of the living area of the principal residence, whichever is less. A garage area of 480 sq. ft. is permitted regardless of the living area of the principal residence.

**5.2.2.2** Shall not exceed 24 feet maximum height measured from the floor elevation of garage door to the peak of the roof and must meet the main building setback in accordance with the underlying zone requirements.

Planning & Zoning Commission  
Prospect, CT

*Application for an Attached or Detached Garage*  
*(For a Residential Zoned Property)*

Date: \_\_\_\_\_

Name of Owner/Owners: \_\_\_\_\_

Address: \_\_\_\_\_

Location of Property: \_\_\_\_\_

Assessor's Plate # \_\_\_\_\_ Lot # \_\_\_\_\_ (Available in Assessor's Office)

\*\*\*\*\*

1. Proposed Use of the Building: \_\_\_\_\_  
\_\_\_\_\_.
2. Width of Lot: \_\_\_\_\_ Ft. Depth of Lot: \_\_\_\_\_ Ft. Area of Lot: \_\_\_\_\_ Sq. Ft.
3. Size of Structure: Length: \_\_\_\_\_ Ft. Width: \_\_\_\_\_ Ft. Height: \_\_\_\_\_ Ft.
4. Distance from Property Lines: Front: \_\_\_\_\_ Ft. Rear: \_\_\_\_\_ Ft.  
Left Side: \_\_\_\_\_ Ft. Right Side: \_\_\_\_\_ Ft.
5. Type of Construction: \_\_\_\_\_

\*\*\*\*\*

**Please complete attached Plot Plan.**

Additional Information or Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Telephone Number

PLOT PLAN

Plot Plan must be drawn in the box below or attached to this Application.

In compliance with the Zoning Regulations please show the location of the proposed structure giving distances to property lines, main residence, well and septic system.

Any change from this drawing or plan must be checked with the Planning & Zoning Commission or the Land Use Inspector.



Remarks:

---

---

---

---