

**INSTRUCTIONS FOR OBTAINING REQUIRED PERMIT FOR A
DETACHED STORAGE BUILDING, UTILITY BUILDING, WORKSHOP,
HOBBY SHOP, RECREATION ROOM AND OTHER SIMILAR PURPOSES**

Persons wanting to construct a *detached* storage building, utility building, workshop, hobby shop, recreation room and other similar purpose building are to complete the attached Application including plot plan showing location of project with distances to all property lines and the house. The plot plan should also show the general location of the well and septic system.

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:

- \$35.00 (Town of Prospect)
- \$60.00 (State of Connecticut)

If by check, ***both checks payable to the "Town of Prospect"***

- *Please Note: A separate Building Permit is Required!*

****Please go to the Town's Website: TownofProspect.org and to Departments, then to the Building Department. There is a link to applying for an online Building Permit (no paper applications are required).****

- The Prospect Building Department could be reached by calling 203 758-4461 and asking for the Building Department. Their Office Hours: M-W-F 9:00 a.m. -1:00 p.m. and T-Th – 1:00 p.m.-5:00 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

5.2.5 Detached Storage Buildings, Utility Buildings, Workshops, Hobby Shops, Recreation Rooms and Other Similar Purposes.

- 5.2.5.1** Area for any one structure regulated under this section shall not exceed 450 sq. ft. When on the same lot as a detached garage, all uses together shall not exceed 1,100 sq. ft. or 50% of the living area of the principal residence, which ever is less.
- 5.2.5.2** Limited to one story not to exceed 15 feet maximum height from average ground level to peak of roof.
- 5.2.5.3** All structures regulated under this section that are less than 80 sq. ft. must not be located less than 15 feet from a property line. Any structure regulated under this section that exceeds 80 sq. ft. and any structure regulated under this section regardless of size that is constructed with a foundation must not be located less than 20 ft. from property line.
- 5.2.5.4** All storage buildings not attached to a dwelling must be located beyond the rear range line of the house.
- 5.2.5.5** The exterior of structures regulated under this section must be constructed of rigid materials such as wood, metal or vinyl siding, etc. Canvas structures or structures whose exterior covering is plastic material are expressly prohibited, except when used as temporary structures under Section 4.6 of these regulations.
- 5.2.5.6** All storage buildings require a Zoning Permit. No Zoning Permit may be issued without health district approval.

Planning & Zoning Commission
Prospect, CT

Application for a Detached Storage Building, Utility Building,
Workshop, Hobby Shop, Recreation Room or Other Similar Purpose
(For a Residential Zoned Property)

Date: _____

Name of Owner/Owners: _____

Address: _____

EMAIL: _____

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.
Right Side: _____ Ft. Left 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:
