

I WANT TO CONSTRUCT A FENCE ON MY PROPERTY DO I NEED A PERMIT?

Fences and walls located in the front yard or along the street line must be located a minimum of 10 ft in from the edge of the pavement along the road, which is the snow shelf (where the snowplows push the snow). Fences and walls are not to exceed 3ft in height in any front yard /or street line nor 6 ft in height in any side or rear yard. If the fence meets these requirements, the fence may be erected without a Zoning or Building permit. If any fence or wall exceeds 3 ft in height in the front yard or 6 ft in height in any side or rear yard, then it must meet the setbacks of the Zone (ex. RA-1 or RA-2 Zones must meet 50 ft setbacks for front and rear lines and 25 ft setbacks for side lines). IF a fence or wall exceeds the permitted heights, then a Zoning and Building permits are required. Fences and walls cannot obstruct safe traffic sight lines on any road. Corner lots please check with the Land Use Office.

IF YOU DO NOT KNOW WHERE YOUR PROPERTY LINES ARE, YOU WOULD NEED TO HAVE YOUR PROPERTY SURVEYED. If you do not have a survey and you have checked with the Land Use Office and there is not one on file, to help in your need of a surveyor, please go to the TownofProspect.org website, then to the Department link and click on Land Use and External Links, The Land Surveyor List.

The Land Surveyor list is for information and guidance only; you are able to use any Land Surveyor licensed in the State of Connecticut. A survey would need to be completed prior to any fence or wall installation. In regard to which side of fence to face your neighbor, it is up to the person constructing the fence.

