A/C, GENERATORS, & PROPANE TANKS
THE 7-FOOT RULE

*STEP 1: Zoning Permit - $25.00

- Only new mechanical installs need a zoning permit, replacements in the exact same location do not
- Above ground propane tanks require a zoning permit
- Underground propane tanks are allowed without a zoning permit in all zones.
- Setback requirements shall not apply if the A/C, generator, or propane tank is **NO farther than 7 feet** from the foundation of the structure
- For mechanical systems located farther than 7 feet from the foundation of the structure setback requirements apply:
  - Must be 75 feet from the front yard property line
  - Must be 25 feet from the side and rear yard property line
  - In a rear lot or parcel not located in the RDD, setback may be different. Ask us.

STEP 2: Building Permit

- The fee is based on the cost of the mechanical system (materials and labor).
- Once you have the cost, staff can provide the fee amount.

STEP 3: “X” Marks the Spot

- Use an existing plot plan or the Town’s GIS Online Map for the property.
- You can access the Online Maps by visiting the Town’s website, click [here](#) or visit: tollandct.mapgeo.io
- Mark the location of your mechanical system

*For non-residential properties the fee may vary

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