DETACHED GARAGES

STEP 1: EHHD Public Health Review - $50.00

Make sure that your detached garage will not conflict with your current or potential future septic system.

Public Health Reviews permits are online: https://easternhighlandshealthdistrict.viewpointcloud.com/

STEP 2: Zoning Permit - $50.00

Detached Garage Setback Requirements*

- Must be a minimum 25-feet from both sides and rear property (lot) lines.
- Setbacks for the front property line can vary if you live on a local/private road or state road.
  - Local/private roads: Whichever distance is greater, 40-feet or the distance to the home.
  - State roads & some local collector roads: Whichever distance is greater, 60-feet or the distance to the home.
- You will need to provide setback information which is a measurement of the distance from the closest side of the garage to the closest point for each property line. This should be measureable once you have completed the map requirements below. You must provide this information.
- If the house is farther than 75-feet to the front property line than the minimum setback is 75-feet.

STEP 3: Building Permit:

The fee is based on the cost of the detached garage (materials and labor). Once you have the cost, staff can provide the fee amount. To contact the Building Department call 860-871-3601, or click here.

FOR STEPS 1-3: A map to scale showing:

- The proposed garage location
- Septic system (including the trenches) & the well location (if applies to the property)
- Foundation information:
  - If the garage is on a concrete foundation or has frost protection, you will need an A-2 survey. See below for more information.
  - If the garage is on piers or crushed stone, you do not need an A-2 survey
  - **If we do not have an A-2 survey, you will need to hire a licensed surveyor to provide one.

* For most regular lots in the Residential Design District Zone (RDD). If in another Zone or a rear lot, ask us.
** In certain situations an A2 may be waived. Refer to the Department’s A2 Survey Requirement flyer.
Last modified July 23, 2020
ATTACHED GARAGES

STEP 1: EHHD Public Health Review - $50.00

Make sure that your attached garage will not conflict with your current or potential future septic system.

Public Health Reviews permits are online:
https://easternhighlandshealthdistrict.viewpointcloud.com/

STEP 2: Zoning Permit - $50.00

Attached Garage Setback Requirements*

- An attached garage is considered to be an addition to your house (the principal structure).
- Must be a minimum 25-feet from both side yard property lines.
- Must be a minimum of 50-feet from the rear yard property lines.
- Setbacks for the front property line can vary*.
  - 60-foot setback: If the garage is on a State Route, Old Stafford Rd, Goose Lane, Old Post Rd., Grant Hill Rd., Browns Bridge Rd., Grahaber Rd.
  - 40-foot setback: All other roads not mentioned above as well as single-family homes built prior to August 1, 2000.

STEP 3: Building Permit:

The fee is based on the cost of the detached garage (materials and labor). Once you have the cost, staff can provide the fee amount. To contact the Building Department call 860-871-3601, or click here.

FOR STEPS 1-3: A map to scale showing:

- The proposed garage location
- Septic system (including the trenches) & the well location (if applies to the property)
- Foundation information:
  - If the garage is on a concrete foundation or has frost protection, you will need an A-2 survey. See below for more information.
  - **If we do not have an A-2 survey, you will need to hire a licensed surveyor to provide one.

* For most regular lots in the Residential Design District Zone (RDD). If in another Zone or a rear lot, ask us.

** In certain situations an A2 may be waived. Refer to the Department’s A2 Survey Requirement flyer.

Last modified July 23, 2020