

SHED INFORMATION

Town of East Lyme Building Department
108 Pennsylvania Avenue
PO Box 519
Niantic, CT 06357
Telephone: (860) 691-4114 Fax: (860) 691-0351

The applicant must submit a site plan (see example) showing location on lot, total lot coverage, dimensions of all structures and distances to property lines, and location of septic system (if applicable). Review the information in our street file for your property if you need to find your septic system.

Please provide a hand drawn sketch of the shed or a copy of the sales brochure if it is a pre-built shed.

Fill out and submit Zoning and Building permit applications.

All permit applications are reviewed by all eight departments (Zoning, Tax, Engineering, Wetlands, Planning, Water, Sewer and Building), so please allow ample time for review (state statute allows for thirty days for Building Official Review).

Note that tool sheds not exceeding 8'x10'x10' high may be constructed not less than five feet from side and rear lot lines when at least seventy-five feet from front property lines (not edge of pavement) per section 20.9 of the Zoning Regulations.

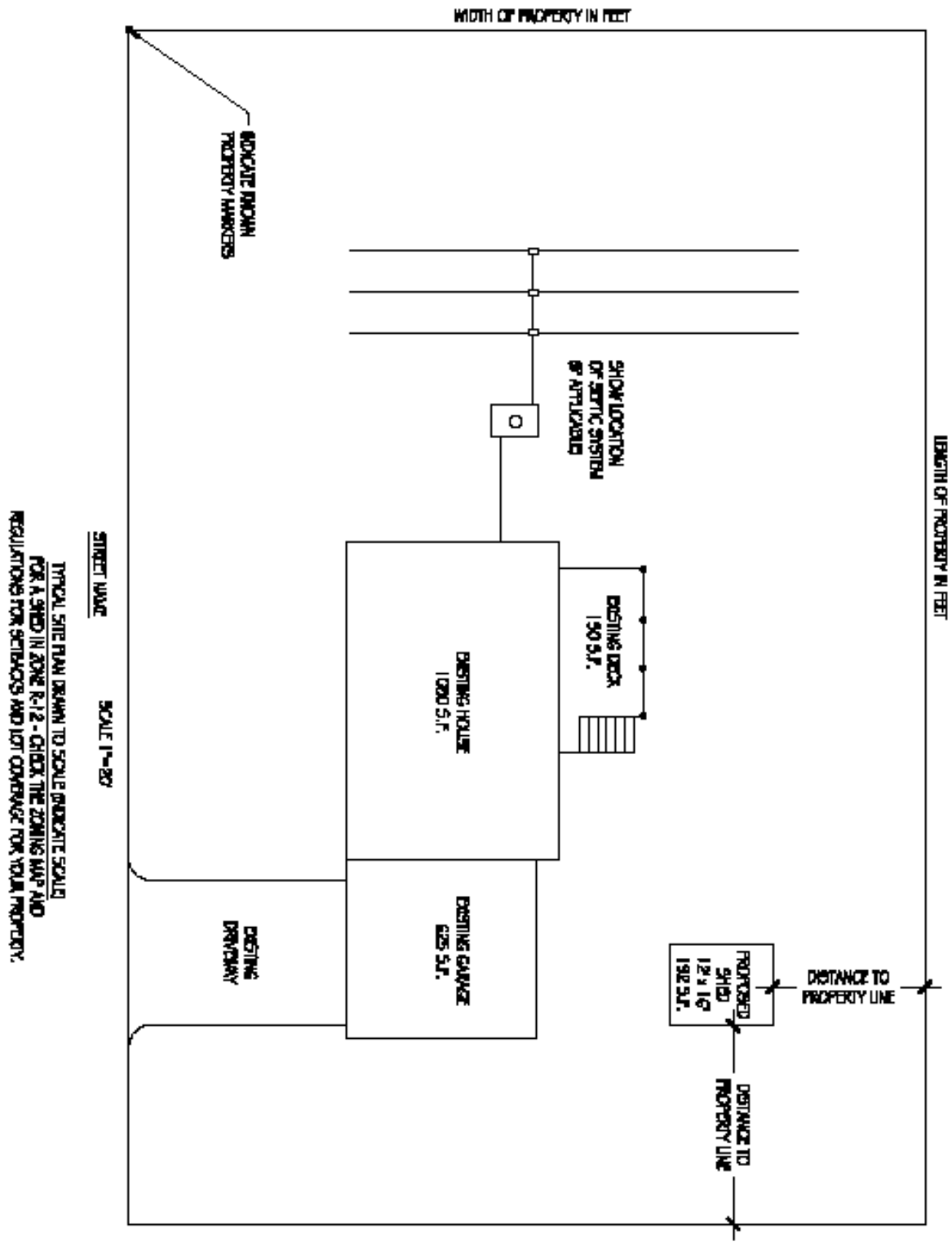
All other sheds must meet minimum setback requirements for your zone.

Locate your zone on the Zoning Map in the Land Use Office and refer to the appropriate regulations (available at www.eltownhall.com or in the Land Use office).

Sheds measuring less than 600 square feet in area and less than ten feet in height at the eaves do not need a frost protected foundation, but all sheds must be anchored to the ground (see your shed manufacturer for anchor kits).

This handout does not take the place of the building code, nor does it contain all of the information an applicant needs to build their structure.

If a Septic System serves your property, you will need to submit a second set of plans to Ledge Light Health District for approval. Please visit their offices on the upper level of the East Lyme Town Hall or contact them at (860) 448-4882.



TYPICAL SITE PLAN DRAWN TO SCALE (GRANITE SCALE) FOR A SHED IN ZONE R-12 - CHECK THE ZONING MAP AND REGULATIONS FOR SETBACKS AND LOT COVERAGE FOR YOUR PROPERTY.

ZONE R-12	FRONT SIDE	REAR
SETBACK REQUIRED	30	15
SETBACK PROVIDED	57	67
MAX. LOT COVERAGE	25% = 3750 S.F.	
PROPOSED LOT COVERAGE	13% = 1945 S.F.	

