

Town of East Lyme



FAQ's

Garages & Sheds

One and Two-Family Dwellings

Applicant must submit a site plan showing the following information: Location on lot; total lot coverage of proposed and existing structures (including pools); distance between structures; and location of septic system (if applicable). Review the information in our street file for your property to assist in locating existing elements.

The Town's Zoning Regulations have specific minimum set back distances from property lines, and may be subject to other regulations, i.e. wetlands. All regulations may be reviewed at our web site: www.eltownhall.com.

If a septic system serves your property, you must submit a set of plans to the Ledge Light Health District for approval. Please visit their offices or contact them at (860) 448-4882.

One-story detached accessory structures for use as tool sheds and playhouses, etc. not exceeding 200 square feet do not require a building permit, however they must still be constructed in compliance all other code requirements. Please review other possible requirements for your project with the Building Official.

Applicant must submit a floor plan showing the location and size of all existing and proposed walls, windows and doors, and any equipment (heater, electrical panel, etc.). Structural plans and details must be sufficient to demonstrate compliance with all code requirements.

General:

- 1.) *Must be constructed and anchored to the ground to withstand 105 mph wind speeds. Provide anchorage details or manufacturer's documentation and instructions.*
- 2.) *Must be constructed to support a ground snow load of 30 psf.*
- 3.) *Free standing structures measuring less than 600 square feet in area and less than 10 feet high at the eaves do not require a frost protected foundation.*
- 4.) *Carpports must be open on at least 2 sides or will be considered a garage.*
- 5.) *Garages less than 3 feet from dwelling on the same lot must have 5/8" gypsum on interior wall surface.*
- 6.) *Garage floors must be an approved noncombustible material, sloped toward main vehicle doorway.*
- 7.) *Wood in contact with concrete or within 12" of exposed ground or within 8" of grade must be naturally durable or pressure treated rated for ground contact use.*

Please review the following handouts available at our web site: www.eltownhall.com for additional requirements.

- *If space will be heated, please review "Energy Checklist" and "Gas FAQ's"*
- *For window code requirements, please review "Windows & Doors FAQ's"*