



POOLS & SHEDS

Do I need a Zoning Permit for a swimming pool?

YES. The Planning and Zoning Commission has created special provisions for swimming pools under Zoning Regulation Section (ZR) 7.15. These provisions allow the pool to be located within the Required Side Yard and Required Rear Yard; however a minimum setback of six (6) feet is required in these yards, along with compliance with the Required Front Yard. Please note that a Building Permit from the Building Official's Office will also be required.

7.15 SWIMMING POOLS

Structural swimming pools for the personal use of family resident on the premises are permitted as an accessory use to a residence provided.

7.15.1 That the pool shall be safeguarded by a fence with a gate with a child-proof latch.

7.15.2 That the pool is not closer than 6 feet to any side or rear lot line and not closer than the District requirement to any front lot line.

7.15.3 That a zoning permit is applied for and issued.

Do I need a Zoning Permit for a shed?

YES. The Planning and Zoning Commission has created special provisions for small sheds (less than 100 square feet in area and less than 10 feet in height) under Zoning Regulation Section (ZR) 2.14. All larger sheds must comply with the Bulk Requirements listed in ZR 5.1.1 and 5.2.1. The placement of a small shed must include screening of the structure as described in ZR 2.14.1.2. Please note that a Building Permit from the Building Official's Office will also be required.

2.14 SMALL ACCESSORY STRUCTURES (Adopted June 15, 1999)

2.14.1 Detached Accessory Building.

2.14.1.1 A detached accessory building, not more than one hundred (100) sq. ft. in area nor more than ten (10) feet in height, may be allowed provided it is located not less than six (6) feet from any side or rear property line. Such buildings shall be subject to the normal front yard setback requirement and said building shall not be used for human habitation nor for the housing of animals.

2.14.1.2 An accessory building erected subject to this provision shall be screened by a six (6) foot high stockade fence, or its equivalent, which shall be at least twice the length and twice the width of the proposed accessory building. Said fence shall be erected on the property line. Accessory buildings erected in accordance with normal setback requirements shall not require such screening.

Zoning Permit applications are available on the Department of Planning Website:

<http://www.stonington-ct.gov/>

[Pages/StoningtonCT_Planning/forms/zoning_permit_application_form.pdf](http://www.stonington-ct.gov/Pages/StoningtonCT_Planning/forms/zoning_permit_application_form.pdf)

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