



ENFORCEMENT

PURPOSE

The Town of Stonington Department of Planning works with citizens to resolve issues that impact the quality of life, specifically violations of Stonington's Zoning Regulations (ZR).

The Department operates on a complaint-driven basis. The following are answers to a few of the questions that are asked on a regular basis. For more information, please contact our office at 860.535.5095 or visit our website at http://www.stonington-ct.gov/Pages/StoningtonCT_Planning/Index

Can the Town force removal of junk vehicles?

YES, if the vehicle meets the definition of a junk vehicle. For more information, see ZR 1.2.2 and 2.12.7.

My neighbor's property is full of litter and junk. Can you make them clean it up?

YES, only if the litter/junk falls under the junkyard definition. For more information, see ZR 1.2.2 and 2.12.7. The Town does not have a property maintenance ordinance.

Can people live in RVs in residential zones?

NO, with the exception of authorized Recreational Camps, Living in an RV is a prohibited use.

There is a fence, shrub, or tree that blocks the view of an intersection. Is this legal?

NO. Corner visibility must be maintained, per Section 2.13.2.3

Am I allowed to keep farm animals within a residential area?

MAYBE. For more information about keeping livestock, see Article III and check the specific zoning district requirements to determine how the regulations apply to your property.

I want to build/install a



Do I need a permit?

Permits are required to construct or install the following:

- **Fence** – call the Department of Planning at 860.535.5095
- **Sign** – call Department of Planning at 860.535.5095
- **Roof** – call the Building Official's Office at 860.535.5075
- **Shed** – call Department of Planning at 860.535.5095
- **Addition** – call Department of Planning at 860.535.5095
- **Garage** – call Department of Planning at 860.535.5095

Failure to obtain a permit can result in an enforcement action, regardless of the time during which the project commenced.

Failure to obtain a permit may jeopardize your ability to rely on your insurance provider should the need arise.

There is an abandoned vehicle on my street. Who should I call to report it?

If it's on private property...

Contact the Department of Planning at 860.535.5095.

If it is on the street...

Contact the Stonington Police Department at 860.599.4411.

FILING A COMPLAINT

If the violation can be seen from a public place (a road or alley), the Town will pursue enforcement. If the violation cannot be seen from a public place, you must be willing to allow the Zoning Enforcement Officer (ZEO) to view the problem from your property.

Resolving a Complaint

If you have an issue with a neighbor, we recommend that you try to resolve the problem before contacting the Department of Planning. Addressing the problem yourself can often reduce the resentment and anxiety which often occurs when the Town becomes involved.

How to File a Complaint

To file a complaint, call the Department of Planning at 860.535.5095

Anonymous complaints are discouraged and will receive a lower priority.

When you file your complaint, please be ready to provide the following information:

- Your name, address and phone number. This information is subject to the Connecticut Freedom of Information Act (FOIA) and will be available to the general public, including the violator if he/she requests the information.
- The address of the property where the violation is occurring. If the address is not available (such as a vacant lot), please give directions from your address, so that the ZEO can locate the property.
- A detailed description of the complaint.

Further Participation

Your participation in the complaint process ends at the point that a complaint is filed. The Department of Planning does not provide a follow-up to complaints.

My neighbor is running a business from his home. Is that legal?

MAYBE. Many home occupations are legal, but zoning approval is required. See ZR 1.2.2 for more information on the types of businesses allowed.

Can I park and/or sell my car from a vacant lot?

NO. Other than approved commercial auto sales lot, it is illegal to maintain or place vehicles on someone else's property in order to sell them.

If the Zoning Regulations indicated that something is not allowed in the Town of Stonington, than why is my neighbor allowed to do it?

MAYBE. Certain uses, though restricted within the town, are allowed if the use is classified as a Legal Non-Conforming Use. These rights exist when it can be proven that the use conformed to zoning regulations when originally established, but became non-conforming due to a zoning change.

Are there things that the Zoning Regulations can not address?

YES. These items are not actually code violations.

- Vehicles or RVs that are legally parked;
- Too many registered vehicles at one home;
- 4 or fewer unrelated people living in one dwelling unit;
- House needing paint/ landscape maintenance;
- Noxious or nuisance weeds

How can I get a copy of the Zoning Regulations?

The Department of Planning has copies of the Zoning Regulations for sale. In addition, the regulations and application forms are available online at http://www.stonington-ct.gov/Pages/StoningtonCT_Planning/index

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