

# Town of Cheshire Fences, sheds, etc., 2014

## FENCES

No zoning permit is necessary. A wetlands permit might be required if the fence is within a regulated area. Please refer to the official Town of Cheshire soils map.

Maximum fence height permitted is eight (8) feet from natural grade. **(A building permit may be required for fences over six (6) feet from natural grade.** Please check with the Building Department.)

It is recommended that the fence be installed one (1) to two (2) feet within your property line, to allow for maintenance without trespass onto adjoining property. There is no 'good side' of a fence with reference to installation. **It is the property owner's responsibility to know the boundaries of their property lines.**

Fences may not be installed within any town right-of-way. It is not uncommon that town right-of-ways extend ten (10) or more feet from the street curb depending on location. **It is the property owner's responsibility to know where the town right-of-way ends and private property begins.**

Fences may not interfere with traffic visibility, including vehicle, bicycle and pedestrian traffic on the street, sidewalk, and adjacent driveways.

Ref: Town of Cheshire Zoning Regulations: Section 32.6 Fences, Walls and Hedges

## SHEDS (ACCESSORY BUILDINGS)

All sheds, regardless of size, require a ZONING permit with a \$50.00 fee. Any size shed more than one story and all sheds in excess of 200 square feet will also require a building permit. A wetlands permit might be required if the shed is within a regulated area. Please refer to the official Town of Cheshire soils map. Sheds must be used in a manner which is accessory to the dwelling. Zoning permit applications may be obtained in the building or planning departments. Zoning permits for sheds 200 square feet or less are to be submitted in the planning office.

- 1) 32.2.5 Accessory Building – Detached accessory buildings may extend to within five (5) feet of any side or rear property line, but must comply with the following: they shall not exceed twelve (12) feet in height and must not exceed 144 sq. feet. They may not be used for human habitation, or for the sheltering of motor vehicles, or for the housing of animals or poultry. Bus shelters may abut any front or street line. All other accessory buildings larger than the above said dimensions must comply with building setback regulations.
- 2) Sheds over 144 sq ft. (12 x 12) must also meet setback requirements.

- 3) If a shed is to be put on a corner lot, then it must meet front line setback requirements regardless of size.

## **DECKS**

All decks, regardless of size, require a zoning permit with a \$50.00 fee. Decks may require a building permit. Zoning permit applications may be obtained in the building or planning departments.

## **TENNIS AND BASKETBALL COURTS AND YARD SKATING AREAS**

Cheshire Zoning regulations do not require any permits for tennis, basketball courts and back yard skating areas which will be accessory to the dwelling. We strongly recommend abiding by building setbacks in your zone. We typically get complaints regarding lighting, noise, crowds, blaring music, etc. when these activities expand beyond “accessory use”; that which is normally associated with a home. If you install outdoor sound systems, and yard lights that are not full cut-off as required, or you invite the neighborhood and friends expanding beyond the typical level of use, you stand a good chance of upsetting your neighbors to the point they wish to file a complaint. Also, be careful that the installation does not add additional storm water run-off over property lines which is also a common complaint here. No property owner may grade their property in such a manner as to not properly handle storm water drainage.

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