

INSTRUCTIONS FOR OBTAINING REQUIRED PERMIT FOR AN ATTACHED OR DETACHED PRIVATE GARAGE

Persons wanting to construct an attached or detached private garage are to complete the following Application including plot plan showing location of project depicting property boundaries and all proposed/existing structures, septic, well, etc.

Please review the Town of Prospect Zoning Regulations dated July 1, 2004 included with this package for further instruction as to size, height, location and setback information.

Upon completing information, the applicant first must obtain approval from:

- Chesprocott Health District, 1247 Highland Avenue (Route 10), Cheshire.
(203) 272-2761

Please return completed Application (with Chesprocott approval) to the Land Use Office with the following fees:

- \$25.00 (Town of Prospect)
- \$30.00 (State of Connecticut)

*If by check, **both** checks payable to the **"Town of Prospect"***

A separate Building Permit Application will also need to be submitted to:

- Prospect Building Inspector, Prospect Town Hall, 36 Center Street (203) 758-4461.
Office Hours: Mon – Fri 12:00-5:00 p.m.

Please Note:

Other approvals may be required from:

- Inland Wetlands
- Zoning Board of Appeals

If you have any questions in completing this Application, please contact the Land Use Office at 758-4461.

**TOWN OF PROSPECT
ZONING REGULATIONS
JULY 1, 2004**

Section 5.1 Purpose

The purpose of the Accessory Use Regulations is to establish the relationship among the principal and accessory uses and the criteria for regulating accessory uses. Accessory uses are uses which are customarily incidental and subordinate to a permitted principal use.

Section 5.2 Accessory Structures in Residential Zones

Subject to the restrictions and limitations specified, the following accessory buildings and uses shall be permitted in RA-1 and RA-2 zones. Zone Permits are required for all uses listed below that are separate from a house and must conform to structure setbacks except as provided in Section 5.2.3.2. The Land Use Inspector reserves the right to require Planning and Zoning Commission Approval. The Commission may, in its discretion, hold a public hearing thereon. The following documents shall be submitted to the Commission at its request, with the application.

- a. Plot Plan drawn to reasonable scale (need not be prepared by a registered land surveyor or professional engineer).
- b. Other considerations as the Planning & Zoning Commission may establish.

5.2.1 Private Garages, Attached

- 5.2.1.1 Total area not to exceed 1,100 sq. ft. or 50% of the living area of the principal residence, whichever is less. A garage area of 480 sq. ft. is permitted regardless of the living area of the principal residence.
- 5.2.1.2 May be two stories if second floor is an integral part of principal residence or approved accessory apartment.
- 5.2.1.3 All yard setback requirements shall be the same as the underlying zone.

5.2.2 Private Garages, Detached

- 5.2.2.1 Total area not to exceed 800 sq. ft. or 50% of the living area of the principal residence, whichever is less. A garage area of 480 sq. ft. is permitted regardless of the living area of the principal residence.
- 5.2.2.2 Limited to 1 story not to exceed 15 feet maximum height if within the main building side or rear yard setback area, 2 stories not to exceed 24 feet if the garage meets the main building setback in accordance with the underlying zone requirements.

Please complete a Plot Plan (sample attached) showing distance of proposed structure to all property lines. A Zoning Location Survey, Existing Building Location Survey or comparable document may also be required.

****** By my signing this application I agree that my/this house addition/ structure will meet all required zoning regulations for property line setbacks, size and height limitations and any other regulations that would apply. I further acknowledge that I will submit an as-built survey to A-2 accuracy to the Zoning Enforcement Officer upon completion of the foundation and prior to construction for any structure for which the proposed property line setback is within five (5) feet of the required setback of said structure or as otherwise directed by the Land Use Office, in order to ensure compliance. ******

Signature of Owner

Telephone Number

PLOT PLAN

Plot Plan must be drawn in the box below or attached to this Application.

In compliance with the Zoning Regulations please show the location of the proposed structure giving distances to property lines, main residence, well and septic system.

Any change from this drawing or plan must be checked with the Planning & Zoning Commission or the Land Use Inspector.



Remarks:
