

APPROVED NEW REGULATIONS

Public Hearing October 17, 2020, Special Meeting October 30, 2020

SHEDS AND DETACHED GARAGES

DELETIONS IN [BRACKETS AND UNDERLINED] / ADDITIONS IN *ITALICS AND BOLD*

FILED

EXISTING REGULATIONS

Nov 5, 20 20 AT 8 AM/PM
Brooke Horan ATC
EAST LYME TOWN CLERK

Section I Definitions

Accessory Buildings. – A detached subordinate building located on the same lot with the principal building and devoted to an accessory use, but not used for human habitation.

Accessory Use. – A use subordinate to and customarily incidental to the principal use of a lot or building and on the same lot.

Building. – Any structure with walls and a roof securely affixed to the land and entirely separated on all sides from any other structure and which is designed for the shelter, enclosure, or protection of persons, animals or chattels.

Garage.

a. A structure designed principally for the shelter, enclosure or protection of vehicles.

b. Attached Garage. – A garage that is part of a dwelling by being physically connected to it by means of a permanent structural connection other than pavement or fences.

c. Detached Garage. – An accessory building which is not physically connected to a dwelling by means of any permanent structural connection other than pavement or fences. *Any accessory structure over 160 square feet shall be considered a garage.*

Gazebo. An open accessory building not exceeding 144 square feet with a roof not exceeding 12 feet in height.

Pool Cabana. An accessory building designed for use or used in connection with a pool. *Pool cabanas shall have a maximum size of 160 square feet and shall not exceed 14 feet to the peak.*

Shed. An accessory building designated for the shelter, enclosure or protection of tools, recreation equipment, swimming pool equipment, lawn maintenance equipment and the like. *Sheds that are under 100 square feet have a setback of five feet from the side and rear yard property line and a maximum height of 12 feet to the peak. For sheds with a square footage of 100 square feet*

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to 160 square feet the setback shall be 10 feet from the side and rear property line and have a maximum height of 14 feet to the peak.

SECTION IV – GENERAL REGULATIONS

9. Accessory Buildings – No accessory building may be used as a dwelling.
(Dwelling - a house, apartment, or other place of residence.)

SECTION V – DIMENSIONAL REQUIREMENTS

2. Accessory Buildings – Except as otherwise expressly provided in these regulations, no more than two accessory buildings, [of which not more than one may be a garage and not more than one may be a shed,] *of which can be a combination of two structures (a garage, a shed, a gazebo, a pool cabana, or other such accessory buildings)* and shall be constructed on any buildable lot within the limits of the association, provided that such accessory buildings must meet the following requirements:

a. Detached Garage

1. It may not be constructed before the principal building has been lawfully constructed on the lot;
2. It shall have a maximum building height of twenty (20) feet; (at mean roof height)
3. It shall occupy no more than ten (10) percent of the total area of the lot;
4. It shall have only one floor above the garage floor and that floor *space* is to be used for storage only.
5. It shall be located on the lot not less than ten feet from the dwelling or any accessory building at the point at which the two structures are closest.
6. It shall contain no toilets facilities.
7. The conversion of a detached garage to an attached garage shall require a zoning permit.