



TOWN OF NEWINGTON

200 Garfield Street, Newington, Connecticut 06111

OFFICE OF ZONING ENFORCEMENT

RESIDENTIAL ACCESSORY STRUCTURES

Accessory Buildings in the Town of Newington can be defined as, but are not limited to; detached garages, sheds, gazebos, screen houses, pools, or detached (free standing) decks.

All Accessory Buildings in the Town of Newington must follow the requirements outlined in Table A (page 2), taken from Section 4.5 of the Newington Zoning Regulations, unless the structure meets ALL of the requirements below.

1. The structure is less than 15' in maximum height, and
2. The structure is behind the principle (main) building.

If your proposed project meets all the criteria listed above, the side and rear yard setbacks may be reduced to 5 feet
(See page 3, DIAGRAM 1 for detached structures).

If the structures does not meet ALL the requirements stated above, then the requirements in Table A (page 2) must be followed **(See page 3, DIAGRAM 2 for attached structures).**

Any and all of the proposed work described herein requires a Building and/or Zoning permit from the Planning and Building Office at Town Hall. The requirements listed above pertain only to the Zoning Regulations. The State of CT Building Code, FEMA Floodplain Regulations and Newington Inland Wetland and Watercourses Regulations may also apply to your project. For more information, please contact the Planning and Building Office at 860-665-8580.

TABLE A: SCHEDULE OF HEIGHT, AREA AND YARD REQUIREMENTS RESIDENTIAL USES (Effective 5/11/2021)						
ZONE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM FRONT YARD	MINIMUM SIDE YARD	MINIMUM REAR YARD	MAXIMUM HEIGHT ⁴
R-20	20,000 S.F.	100'	35'	10'	35'	2-1/2 STORIES/35'
R-12	12,000 S.F.	80'	35'	10'	30'	2-1/2 STORIES/35'
R-7:	12,000 S.F.	80'	35'	10'	30'	2-1/2 STORIES/35'
ONE- FAMILY	12,000 S.F.	80'	35'	10'	30'	2-1/2 STORIES/35'
TWO-FAMILY	6,000 S.F. PER UNIT ¹	40'garage in front or under; 45' no garage on side	35'	7'	30'	2-1/2 STORIES/35'
PATIO HOUSES ³	6,000 PER UNIT ²	60'	25'	5' ONE SIDE 10' OTHER SIDE; SPACING NO CLOSER THAN 15'	30'	2-1/2 STORIES/35'
DUPLEX HOUSES ³	4500 PER UNIT ²	40'	25'	10'	30'	2-1/2 STORIES/35'
TOWN HOUSES ³	4500 Per Unit ²	20'	25'/GARAGE 35'/NO GARAGE	0'/EXCEPT 6' AT END OF UNIT	30'	2-1/2 STORIES/35'
APARTMENTS ⁶	1500 Per Unit(2)	SEE TABLE B SECTION 4.5 FOR FRONTAGE, YARD AND HEIGHT REQUIREMENTS				

ASSESSORY BUILDING IN RESIDENTIAL ZONE: (A) Shall not exceed 15' height; (B) shall be in the rear half of the lot and behind the principal structure; and (C) shall be at least 5' from any lot line.

1. R-7 Zone: Two-family dwelling existing prior to 2/25/1974 shall have at least 3,000 square feet per unit and at least 20 feet of frontage.
2. Minimum square feet of land area that is required to be designated for each dwelling type.
3. By Special Permit only in R-7 and R-12 Zones and PD District.
4. Maximum height 35' as defined in Section 9
5. R-D ZONE: same requirements as for R-12 and Section 3.7
6. By Special Permit in PD District. (Effective 5/11/2021)

Note: Structures such as but not limited to bow houses, fabric shelters, canopies or tent type shelters supported by metal, wood or plastic framing are NOT permitted in Newington.

Diagram 1: DETACHED STRUCTURE

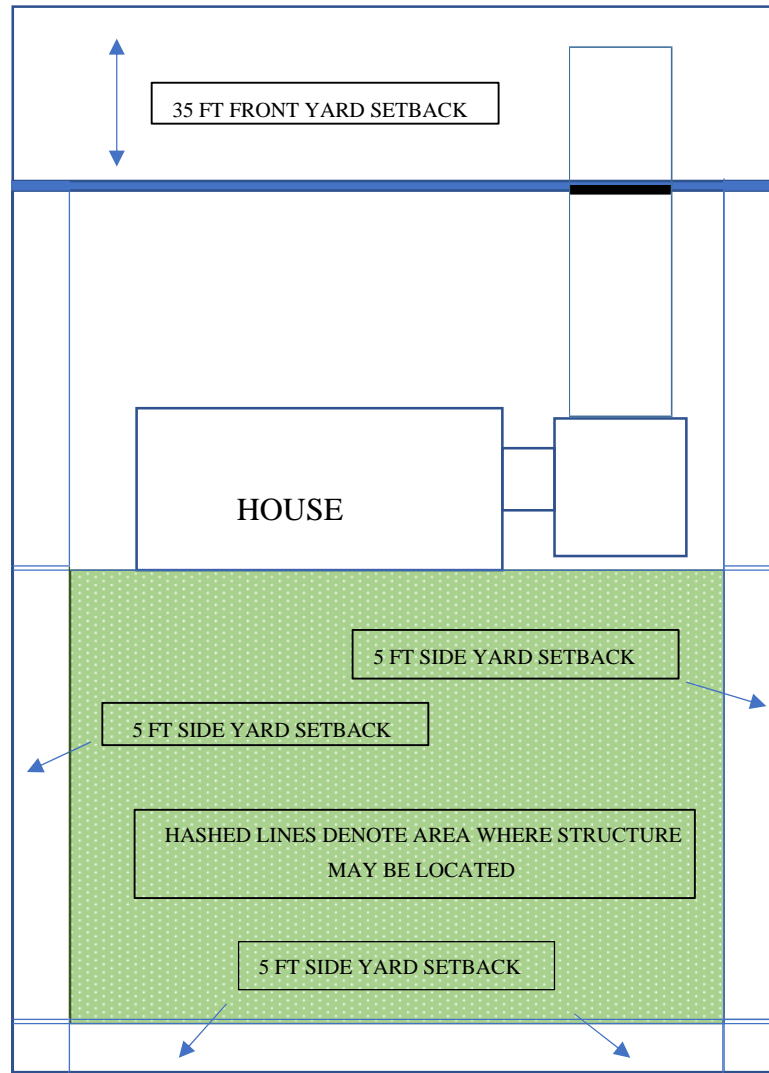


Diagram 2: ATTACHED STRUCTURE

