



## Informational Brochure Accessory Structures Sheds / Fences Town of Bolton

The Town of Bolton Landing Informational Brochure series has been developed to provide the public with information on land use regulations commonly affecting activities undertaken by the public and administered by this office. It is *not* intended to be a complete statement of all applicable regulations and individuals are encouraged to contact the office for complete permitting requirements.

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What is an Accessory Structure?

**Any structure other than the principal structure ( i.e., a house), typically a garage, shed, greenhouse, gazebo etc. These are only allowed with a principal structure.**

What are the setback requirements?

**Setback requirements for accessory structures equal to or greater than 100 square feet are the same as the principal structure in a particular zone.**

**Accessory structures less 100 square feet (including overhangs) can be placed anywhere as long as they are not attached to any other structure.**

### **SHEDS**

Do I need a permit for a shed?

**Any shed equal to or greater than 100 square feet requires a Certificate of Compliance from the Town of Bolton, and a building permit from Warren County. Any shed less than 144 square feet, generally does not require a permit.**

Are the setback requirements the same if I plan on attaching my shed to my house?

**Yes. Any accessory that is attached to an existing principal structure must comply with all the requirements that apply to the principal structure.**

### **FENCES**

Do I need a permit for a fence?

**A Certificate of Compliance is needed to erect a fence.**

How close to the property line may I erect a fence?

**As a practical matter, you should have your property line established by a licensed surveyor. Fences may be placed directly on your property line, but we suggest that you place it within a couple of inches of the limits of your own property. Fences may not be erected in any legal right of ways.**

Are there restrictions on the type of fence I can erect?

**Yes. Although most fence types are allowed, there is a maximum height of 6 feet from existing grade is allowed without Site Plan Review. Any fence that has more than 100 square feet (L x W = 100) of fencing within the shoreline setback requires a variance.**

# Informational Brochure

Need More Information?

**Got a question on required permits, the permit process, application requirements?**

**Call or make an appointment to see the Zoning Administrator:**

Pamela Kenyon

518 644-2893

Monday – Friday 8:00 – 4:00

**Have a question regarding building permits or building codes, call or make an appointment with the:**

Warren County

Building & Codes Department

518 761-6410

**Visit the Town of Bolton on the web at [www.town.bolton.ny.us](http://www.town.bolton.ny.us) for the Informational Brochure Series, or to access an electronic copy of the Town Code, look under the Zoning Office department.**

**Our offices are located at 4949 Lakeshore Drive.**