



# TOWN OF WOODBURY

## PERMITS REQUIRED FOR:

Additions  
Alarms (Low Voltage)  
Alterations  
Antenna  
Apartments  
Bump Outs  
Barns  
Carports  
Chimneys  
Chimney Liners  
Decks  
Demolition  
Electrical  
Farm Stands (Temporary)  
Fences  
Finished Basements  
Finished Attics  
Fireplaces  
Fire Suppression  
Flag Poles  
Garages (Attached & Detached)  
Gazebos

Generators  
Guest Houses  
Home Offices/Occupations  
Hot Tubs/Spas  
HVAC  
Irrigation  
Mobile Food Units  
New Commercial Buildings  
New Home Constructions  
Oil Tank Installs & Removals  
Pavilions  
Pergolas  
Plumbing  
Patios  
Pools  
Porches  
Propane



Remodels (interior & exterior)  
Renovations  
Replacement Windows & Doors  
Roofing & Roof Replacement  
Siding  
Sheds  
Signs (Permanent & Temporary)  
Solar Panels  
Special Events  
Stoves (wood, pellet, propane)  
Tank Installations (propane/oil)  
Tag Sales  
Tenant Fit-outs (commercial)  
Tennis Courts  
Tents  
Temporary Structures

*\*The above list is for informational purposes only. If you are unsure or if you have further questions, please contact the Land Use Office directly at (203) 263-3467 for further assistance.*

## PERMITS

It is always best to call the Land Use Office **(203) 263-3467** prior to commencing a project.

Many permits can be obtained through the Town's online permitting system:

<https://woodburyct.viewpointcloud.com/>

## ZONING

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A **Zoning Permit** is required for many different things associated with a residential property:

- New houses and existing house additions, finishing of basements/attics or other unfinished interiors
- Sheds, garages (attached and detached), decks, porches, similar accessory structures
- Swimming pools, hot tubs, tennis courts, other similar accessory recreational structures
- Accessory apartment, home occupations, home business offices
- Temporary farm stands and other temporary structures
- Excavation and filling of land by more than 100 cubic yards per calendar year

**Other things regulated by Zoning on residential property include:**

- Storage and parking of commercial vehicles and recreational vehicles
- Housing and keeping of animals are subject to minimum lot acreage and setback requirements
- Fencing location and height
- Amount of building coverage and total lot coverage permitted
- Height and size of buildings and structures
- Setbacks for buildings and structures various depending on the Zoning District and type of structure

## HISTORIC DISTRICT

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Properties located in one of the two Historic Districts within Woodbury also need a Historic District Commission **Certificate of Appropriateness** for alterations to the exteriors of property and buildings (e.g., new construction, demolition, signage, light fixtures, paved areas such as parking and driveways, fences and stone walls, exterior remodeling such as siding, windows, doors, roofs, etc., and other similar exterior changes).

## WETLANDS

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A **Wetland Permit** may be required when making alterations to your property involving:

- Land clearing (cutting trees and shrub growth) and altering land (excavation or filling)
- Installing a new or additional structure (building, shed, barn, garage, pool, tennis court, etc.)
- Expanding a lawn, changes to driveways, adding a patio, and doing other similar activities

**How do I know my property has wetlands on it? The property looks dry, so what does that mean?**

Wetlands are defined by Connecticut State Statutes and are designated not by how wet the land is but by the type of soil located on the property. If your property does contain wetland soils, a watercourse (rivers, streams and brooks), a waterbody (lake, pond or other open water) or vernal pool, you likely will need to obtain a **Wetland Permit** for activities occurring on or within 100-feet (500-feet if a vernal pool) of these resources. You may need to engage a soil scientist to delineate these resources, as well as other professionals such as a Landscape Architect or Engineer to show how these resources will be protected and not harmed or altered.