

LAND USE DEPARTMENT

&

BUILDING DEPARTMENT

OBTAINING A CERTIFICATE OF OCCUPANCY

or A CERTIFICATE OF APPROVAL

**Prior to obtaining a CERTIFICATE OF OCCUPANCY (CO)
or A CERTIFICATE OF APPROVAL (CA).**

*All permits associated to the related job or project MUST receive a
“Final Inspection” from the Building Official.*

Without a Final Inspection, no permits can be closed out nor a (CO) or (CA) can be granted.

**Write a letter requesting a Final Inspection
for a Certificate of Occupancy or a Certificate or Approval
and submit your request to the Building Official at BDonovan@bethany-ct.com**

The following departments will need to review your request for a Certificate of Occupancy. Each department has certain requirements that must be satisfied prior to the issuance of the Certificate of Occupancy.

- 1) **Health Department:** ***QUINNIPACK VALLEY HEALTH DISTRICT – (203) 248 - 4528***
A sign off may be mandated by State Health Code.
An as-built septic plan, well completion report and basic profile water test are required prior to approval.
Once approved, a Permit to Discharge will be issued.
- 2) **Inland Wetlands:** If an Inland Wetlands Permit or Site Plan Approval has been granted, an inspection will be conducted to assure compliance with the Inland Wetland Regulations.
Hours: Monday – Friday, by appointment 8:30 a.m. to 4:00 p.m.
Inland Wetlands Enforcement Officer – Lina Cortez-Frazer (203) 393 -2100 ext. 1115 or LFrazer@bethany-ct.com
- 3) **Public Works Director:** An inspection will be conducted to assure compliance. A bond may be required if driveway is not in total compliance or if the paved driveway apron has not been installed.
Hours: By appointment - Department Public Works Manager: Don Shea or DShea@bethany-ct.com
- 4) **Land Use Department Planning and Zoning:** An inspection will be conducted to assure compliance with the Zoning Regulations prior to issuance of a Certificate of Zoning Compliance.
Hours: Monday – Friday, by appointment 8:30 a.m. to 4:00 p.m.
Inland Wetlands Enforcement Officer – Lina Cortez-Frazer (203) 393 -2100 ext. 1115 or LFrazer@bethany-ct.com
- 5) **Fire Marshal:** If applicable, an inspection will be conducted to assure compliance with Fire Codes.
Fire Marshal (203) 393-2100 ext. 1119
- 6) **Building Department:** A final inspection will be conducted. Permits and inspections for all mechanicals are also required, prior to the issuance of a Certificate of Occupancy, from the Building Official. **Building Official Hours are: By Appointment Only!**
Building Official – Brian Donovan (203) 393 - 2100 ext. 1116.
Assistant Building Official – Maher Hussein (203) 393 – 2100 ext. 1117.

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SETBACKS FOR STRUCTURES

4.4 Schedule of Height, Area and Yard Requirements.

	R-130	R-130	R-65	R-65	B-I	B-I	EHD***
District		(WSO)		(WSO)		(WSO)	
Lot area	130,000	130,000	65,000	87,120	65,000	87,120	130,000
min. (sq. ft.)							
Buildable	43,560	87,120	43,560	87,120	43,560	87,120	Variable
Area min. (sq. ft.)							Sec. 9.3.2
Buildable area must be non-wetland, contiguous land. As defined herein as Lot Area (Buildable).							
Lot Width	300	300	200	200	200	200	100
min. (ft.)							
Total Building	10	10	10	10	30	30	15
Coverage max. (%)							
Total Ground	15	15	15	12	75	60	Varies
Coverage max. (%)							
Front Yard min.(ft.)	50	50	50	50	70	70	50
Side Yard min.(ft.)	50	50	50	50	20*	20*	50**
• An accessory structure as a shed of up to 200 square feet may be located within 20 feet of a side property line. The shed may have electricity but may not have water service.							
Rear Yard min.(ft.)	50	50	50	50	50*	50*	50**
• An accessory structure as a shed of up to 200 square feet may be located within 20 feet of a rear property line. The shed may have electricity but may not have water service.							
Building	35	35	35	35	35	35	1½ stories or
Height							25 feet which-
max. (ft.)							ever is less

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* See also Section 10.2.L.4.b.3. and Sec 5.3.D. Minimum width yard in addition to Buffer Planting Zone where property adjoins or abuts a residence or residence zone.

** Required building setbacks only; Parking setback min. 90 ft. See Section 9.

District	HOD	AHOZ	VCD	MCPD
Lot Area Min	30 acres	None; as per underlying zone	Project dependent	Use dependent
Buildable Area Min.	See Sec 7.3	All bulk Stds as may be approved by Special Permit	Per underlying Zone or as permitted by Special Permit	Minimum Lot area of Underlying zone
Lot Width Min.	See Sec 7.3	"	"	100'
Total Bldg. Coverage Max.	10%	"	As permitted by Special Permit	30%
Total Ground Coverage Max.	20%	"	"	40%
Front yard Min.	50' exterior 10' interior	"	"	75'
Side yard Min.	10'	"	"	35'
Rear yard Min.	50' exterior 10' interior	"	"	35'
Building Height Max.	35'/2.5 stories	35'/2.5 Stories	40'/ 3 stories	40'/3 stories

WSO = Public drinking water supply watershed land.

***Unit density in the EHD, see Sections 9 and Section 7.

The addition to an existing structure of temporary ramps or other handicap access facilities is permitted within the minimum yard or setback for as long as they are needed for that purpose.