

# Town of Wellesley

## Building Department – Quick Guide

### Residential Sheds / Accessory Buildings

**100 sf or Less** – No building permit is required for a one story Shed/Accessory Building of 100 SF or less.

- Shed/accessory structure must be placed on your property in compliance with section 19 (B.) the zoning bylaw.
  - Cannot be placed in the first 30 feet of the lot that abuts a roadway.
  - Side and rear yard setbacks do not apply.
- If you do not know where your property line is, you may want a MA registered Land Surveyor to survey your property to avoid encroachments.

**If Over 100 sf** – Building permit is required (Online Permitting)

- You will have to submit a drawing/sketch of the shed with dimensions if shed accessory structure is 200sf or less ([Some shed companies can provide shed drawings](#)) If the shed/accessory structure is over 200sf full construction drawings are required per MA State Building Code.
- Shed/accessory structure must be placed on your property in compliance with section 19 (B.) the zoning bylaw.
  - Will need to comply with all setback requirements.
  - Certified PLOT PLAN from a MA registered Land Surveyor is required showing placement of shed on property with setback distances and lot coverage.
- Shed/Accessory structure must comply with lot coverage requirements in section 18 of the zoning bylaws.
- TLAG will need to be calculated in accordance with section 16D Large House Review of the zoning bylaws and the rules and regulations of Large House Review.
- Shed/Accessory Structure may require compliance with section 16E Tree Protection and Preservation of the zoning bylaws depending on the amount of lot coverage added to the lot.

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### Residential Fences

#### 7ft high or less – No Permit Required.

- It is the responsibility of the owner to make sure the fence is placed on your property.
- If you do not know where your property line is, you may want a MA registered Land Surveyor to survey your property to avoid encroachments.
- Building Department recommends installation be set back one foot (1 ft) from the property line.

#### If Over 7 Feet High – Building Permit is required (Online Permitting)

- You will need to apply for a building permit.
- A drawing of a Fence Panel with dimensions and showing depth of the post supports will be required to be submitted. ([Some fence companies can provide fence panel drawings](#))
- A plot plan is NOT required.
- It is the responsibility of the owner to make sure the fence is placed on your property.
- If you do not know where your property line is, you may want a MA registered Land Surveyor to survey your property to avoid encroachments.
- Building Department recommends installation be set back one foot (1 ft) from the property line.