PERMIT FEES

Fences—Any fence with a height in excess of 7 feet requires a permit with a minimum fee of $50.00.

Sheds—Any shed 200 square feet or larger required a permit with a minimum fee of $50.00.

Greenhouses—Fees for those which require a permit, as described within, are based on the cost of construction with a minimum fee of $50.00.

Helpful hints...

*Be sure to locate your septic or sewer lines and other underground utilities prior to installation. For assistance call DIG SAFE at 1-888-344-7233.

*Permit applications are available at the Inspectional Services Department or available for downloading and printing on-line at www.falmouthmass.us. Once submitted, applicants will be notified as soon as applications are approved.

Helpful Contacts

Conservation Commission
(508) 495-7445

Health Department
(508) 495-7485

Planning Department
(508) 495-7440

Zoning Board of Appeals
(508) 495-7460

Building Department
(508) 495-7470
**FENCES:**

The Town of Falmouth Building Commissioner/Zoning Enforcement Officer in the Inspectional Services Department will answer questions about zoning or building codes.

**conservation and historic districts...**

Owners shall confirm whether or not their property falls within a historic or conservation area prior to erecting a fence. If this is the case an application shall be filed with the relevant department. To ensure proper placement of the fence, owners shall have their property surveyed by a certified land surveyor before a fence is installed.

**zoning issues...**

With the exception of property within a historic district there are no zoning regulations regarding the style of fence a property owner may install or which side of the fence should face any abutters.

According to the town bylaws, fences are allowed to be located on the property line, however, it is highly recommended that enough space is left between the fence and the property line for maintenance without the need to trespass on abutting property.

Fences shall not obstruct pedestrian or vehicular visibility on a public way. Fences shall be lowered to prevent blocking the line of sight at the end of a driveway, sidewalk or public way.

**height regulations...**

Fences that are greater than 7 feet in height require a permit from the Inspectional Services Department prior to installation. Applications must include a certified site plan and details regarding structural supports.

**REPLACING EXISTING SHEDS...**

If the existing shed does not meet the current setback and lot coverage requirements, replacement of the shed requires approval from the Inspectional Services Department.

**GREENHOUSES:**

**zoning issues...**

Greenhouses or hoop structures used for agricultural purposes only are allowed by right. All other uses, such as the parking of vehicles or the storage of items unrelated to agricultural purposes, require a building permit. Additionally, a special permit from the Zoning Board of Appeals may also be required.

**permitting issues...**

A permit is not required for greenhouses constructed of metal hoop frames covered in plastic, which are considered temporary in nature and are not required to meet setback guidelines. Greenhouses constructed of a combination of metal or wood and glass are considered accessory structures and need to meet the same requirements as a shed.

**FENCES:**

The Town of Falmouth Building Commissioner/Zoning Enforcement Officer in the Inspectional Services Department will answer questions about zoning or building codes.

**conservation and historic districts...**

It should be noted that although a shed may not be large enough to require a building permit the homeowner should confirm whether or not their property falls within a historic or conservation district and if so requires an application prior to installation.

**zoning issues...**

Residential Sheds:

Set backs: A shed 100 square feet or less it must allow at least 3 feet from the side and rear of the property lines. A shed greater than100 square feet must be located at least 10 feet from the side and rear property lines. No shed can be located in the front yard of the property without a special permit from the Zoning Board of Appeals.

Lot Coverage: All sheds are considered structures and contribute to lot coverage not to exceed 20% without benefit of a Special Permit

**height regulations...**

The maximum height of all sheds, regardless of size, is 22 feet, measured from the natural grade, or ground level, prior to construction. The interior of the shed can not exceed 1 1/2 stories. The loft area of the shed may not exceed half of the space of the main shed floor.

**permitting issues...**

Sheds for residential use exceeding 200 square feet or commercial use exceeding 120 square feet in area require a permit. Permit applications must include a certified plot plan showing the location of the shed and a framing plan may also be required.