PERMIT FEES

Fences—Any fence with a height in excess of 6 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 above, 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 Building Department. Once submitted application review takes 10 to 30 days. Applicants will be notified as soon as applications are approved.

* Building officials are available Monday through Friday from 8 a.m. to 10 a.m. to answer questions.

Building Commissioner: Eladio R. Gore, CBO
Building Officials: Brian Bourque, CBO
Gary Stubbins

Helpful Contacts

Conservation Commission
(508) 495-7445

Health Department
(508) 495-7485

Historic District Commission
(508) 495-7458

Zoning Board of Appeals
(508) 495-7460

For additional questions regarding the information contained within please contact the Building Department at
(508) 495-7470

59 Town Hall Square
Falmouth, MA 02540

Fax:
(508) 548-4290

E-mail address:
egore@falmouthmass.us

Fences, Sheds & Greenhouses

“When do I need a permit?”
SHEDS:

zoning issues...
All sheds shall be located in the side or rear of the property. To locate the shed between the house and the street requires a special permit from the Zoning Board of Appeals. If a shed is 100 square feet or less it shall be located at least 3 feet from the side and rear of the property lines. If a shed exceeds 100 square feet it shall be located at least 10 feet from the side and rear property lines.

height regulations...
The maximum height of all sheds, regardless of square foot size, is 18 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.

replacing existing sheds...
If the existing shed does not meet the current setback requirements, replacement of the shed requires approval from the Building 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. Such temporary structures are not required to meet setback guidelines. Greenhouses constructed of a combination of metal or wood and glass are considered accessory structures and shall meet the same requirements as a shed.

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

zoning issues...
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. Except within an historic district there are no zoning regulations dictating which side of the fence should face any property abutters, nor are there any regulations regarding the style of fence a property owner may install. 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 or public way.

conservation and historic lands...
Owners shall confirm whether or not their property falls within an 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.

height regulations...
There are no height restrictions for fences. However, fences that are greater than 6 feet in height require a permit from the Building Department prior to installation. Permit applications shall include a certified site plan and details regarding the height of the fence and structural supports.