

Section 8.19 Accessory Dwelling Unit

8.19 Accessory Dwelling Units in Single-Family Residences:

Definitions

A single-family dwelling unit in the R-1, R-2 or R-3 Residence One Family Districts may be permitted to allow an Accessory Dwelling Unit to be attached or located within a proposed or existing principal dwelling of greater square footage or detached from a proposed or existing principal dwelling of greater square footage and located on the same lot of such dwelling, subject to the receipt of a Site Plan Approval from the Planning Zoning Commission based upon the following conditions:

a. Maximum Size: The floor area of the accessory dwelling unit may not exceed one-third of the gross floor area of the primary building or one thousand (1,000) square feet, whichever is less.

b. Accessory Dwelling Unit: Building or part of a building designed for occupancy by one (1) family unit, maintaining a common household, with a separate kitchen for the exclusive use of that unit's occupants (s), a complete separate bathroom/toilet facility, and one (1) separate means of egress and ingress to the exterior.

d. Location of Units: At least one (1) side of each dwelling unit shall be located at or above grade. Each unit shall have separate exterior entrances. There shall be only one (1) street number address for the dwelling structure and only (1) one mailbox provided.

e. Utilities/Adequacy: There shall be only one utility service per lot (i.e. electrical, water, sewer, natural gas, bottled gas) provided for both units. Certification shall be required from the Naugatuck Valley Health District that the sewage disposal system and/or potable water supply is adequate to serve both the principal and accessory dwelling units.

g. Parking: Sufficient off-street parking shall be provided for a minimum of three (3) vehicles.

h. Minimum Lot Size and Yard Requirements: Accessory Dwelling Units shall be located only in structures which are in conformity with minimum area and dimensional requirements of the zoning district within which they are located.

i. The structure(s) which contains the principal and accessory unit (combined) shall meet all applicable setback, height, and bulk requirements.

j. Short-Term Rentals or Vacation Home: An Accessory Dwelling Unit shall not be occupied or utilized for either a vacation home and/or short-term rental.

Text Amendment: Accessory Dwelling Units/Accessory Apartments-TA

Submitted: 9/15/22

Received: 9/15/22

Revised: 10/20/22

Public Hearing: 10/20/22 & 11/17/22

Adopted: 11/17/22

Effective date: 12/1/22

k. The owner of the property that contains both the Principal Dwelling Unit with Accessory Dwelling Unit shall register the existence of said Accessory Dwelling Unit with the Northwest Connecticut Public Safety (NWCTPS) Primary 911 Public Safety Answering Point. It is the responsibility of such owner to re-register such inhabited ADU each year with the NWCTPS to maintain zoning compliance.

l. Accessory/In-Law Apartments which were built prior to the adoption of this Regulation, but for which permits were issued may be certified upon inspection by the Zoning Enforcement Officer and the Building Inspector provided they are deemed safe and in compliance with the basic conditions of these Regulations.