



Building an Accessory Dwelling Unit in: East Lyme

(Black Point Beach Club Association)

Is a public hearing required to obtain an ADU permit?

No

How many ADUs are allowed per lot?

One

Maximum ADU Size: 1000 sq. ft. or 30% of the net floor area of the primary residence, whichever is less

Minimum Lot Size: 8000 sq. ft. and 60 ft. of frontage

Maximum Number of Bedrooms: Two

In East Lyme, only in the Black Point Beach Club Association community can you add an **"Accessory Apartment"** to a single-family home. For accessory apartments that will require construction of additions or accessory structures, include the submission of an A-2 survey with the application. The owner of the property must obtain a sworn **notarized statement** that they will occupy the primary residence or the Accessory Apartment. These apartments are **prohibited** from being used for short-term rentals.



The ADU may be **within, attached, or detached** from the primary residence.



A minimum of **three** off-street parking spaces must be available for the lot.



The owner of the property **must** live in the primary residence or the ADU.

To apply for a permit for an Accessory Apartment in East Lyme (Black Point Beach Club Association), first satisfy the requirements of site and floor plans. Reference **Section 8.1** of the Association's Zoning Regulations for more information. To locate this information visit: <https://www.blackpointbeachclub.com/>