



Building an Accessory Dwelling Unit in: North Stonington

Is a public hearing required to obtain an ADU permit?

No

How many ADUs are allowed per lot?

One

Maximum ADU Size: 35% of the total floor area of the primary dwelling, up to 1,200 sq. ft.

Minimum Lot Size:

R-40: 40,000 sq. ft.

R-60: 60,000 sq. ft.

R-80: 80,000 sq. ft.

Maximum Number of Bedrooms:
Not Specified

In North Stonington, you can add an **"accessory apartment"** to a single-family home in the R40, R60, and R80 Zoning Districts. In residences of less than or equal to 1200 sq. ft., the ADU may be increased to 420 sq. ft. In the case of a commercial caretaker apartment in a non-residential building, the ADU must contain a separate, above-grade exterior entrance that does not face a street. The accessory apartment must comply with the accessory apartment regulations and all applicable health code requirements. A zoning permit from the Zoning Enforcement Officer is required to build an accessory apartment.



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



No additional parking requirement.



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

To apply for an Accessory Apartment in North Stonington, first satisfy the requirements that are outlined in section **1002.1** of the town zoning regulations. To locate the information visit: <https://www.northstoningtonct.gov/>