



Building an Accessory Dwelling Unit in: New London

Is a public hearing required to obtain an ADU permit?

Yes

How many ADUs are allowed per lot?

One

Maximum ADU Size: 1000 square feet or 30% of the floor area, whichever is less; and not less than 400 square feet.

Minimum Lot Size: Determined by the underlying zone

Maximum Number of Bedrooms: Two

In New London you can build an **"Accessory Apartment"** in the R1 and R1-A zones by special permit on lots meeting the minimum lot size for the zoning district. The primary residence cannot be reduced to less than 800 square feet. A deed restriction must be recorded on the Land Records limiting occupancy of the primary residence or accessory apartment to the owner of the property. The owner also has to sign an affidavit annually that verifies the owner will continue to reside on the property.



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



One additional off-street parking space must be provided.



The owner of the property **must** live in one of the dwellings as their permanent residence.

To apply for an Accessory Dwelling Unit in New London, submit an application for a Special Permit to the Planning and Zoning Commission. It must include a plot plan and a floor plan. Satisfy the requirement of the occupancy affidavit. All requirements are outlined in **section 400** of the city zoning regulations. To locate this information visit: <https://newlondonct.gov/>