



Building an Accessory Dwelling Unit in: Norwich

Is a public hearing required to obtain an ADU permit?

Yes

How many ADUs are allowed per lot?

One

Maximum ADU Size: 900 sq. ft. or 30% of the net floor area of the primary residence, whichever is less.

Minimum Lot Size: Determined by the underlying zone

Maximum Number of Bedrooms: Not specified

In Norwich you can add an “**Accessory Apartment**” to a single-family home in Residential Zones. The lot should be a sufficient size and shape to accommodate parking and other normal requirements of residential uses.

When an ADU is within or attached, the apartment should be designed so that the exterior of the building continues to look like a single-family dwelling. The owner of the property must file a deed restriction on the land records requiring that the unit, if rented, be rented at or below prices that would qualify the apartment as affordable housing. ADUs are not allowed in non-conforming single-family homes in Commercial Zones.



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



At least **three** off-street parking spaces must be available.



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

To apply for an Accessory Dwelling Unit in Norwich first satisfy the requirements that are outlined in **section 4.2** of the town zoning regulations. Applications should be submitted to the Department of Planning and Neighborhood Services along with supporting plans. To locate this information visit: <https://www.norwichct.gov/>