



Building an Accessory Dwelling Unit in: Preston

Is a public hearing required to obtain an ADU permit?

No

How many ADUs are allowed per lot?

One

Minimum ADU Size: 450 sq. ft. and cannot exceed 30% of the net floor area of the primary residence.

Minimum Lot Size: Determined by the underlying zone

Maximum Number of Bedrooms: Not Specified

In Preston you can add an **"Accessory Apartment"** to a single-family home. Accessory apartments for farm workers are permitted with any accessory structure on a farm. Larger apartments may be allowed in certain existing homes or accessory structures. A report from the Town Sanitarian/Uncas Health District confirming that the water supply and sewage disposal system are adequate is required, along with Planning and Zoning Commission approval through a Special Issue Zoning Permit.



The ADU must be **within** or **attached** to the primary residence.



Two additional parking spaces are required for the ADU.



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

To apply for an Accessory Dwelling Unit in Preston first satisfy the requirements that are outlined in **section 16.6** of the town zoning regulations. To locate this information and view size exceptions visit: **<https://www.prestonct.gov>**