



Building an Accessory Dwelling Unit in: Salem

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 40% of the net floor area of the primary residence

Minimum Lot Size: Determined by the underlying zone

Maximum Number of Bedrooms: Not specified

In Salem, you can add an **"accessory apartment"** to a single-family home. Application for an ADU should be made as for a Certificate of Zoning Compliance and must include: a letter signed by the applicant confirming that he or she is the owner/occupant of the primary dwelling and indicating the names(s) and relationship(s) of the intended occupants(s) of the ADU; a floor plan of the building, providing the dimensions and areas of all rooms and other spaces, and showing the locations, accesses, and interconnections (if any) of the primary home and the ADU; a report from the Health Official (Uncas Health District) indicating that the existing and/or proposed water supply and sewage disposal system will adequately serve the additional use; a plot layout of the property showing building and parking locations.



The ADU **must** be within the primary residence.



No additional parking requirement.



The owner of the property must live in the primary residence or the ADU. No more than **2** people can **reside** in the ADU

To apply for an Accessory Dwelling Unit in Salem first satisfy the requirements that are outlined in section **3.21.2** of the town zoning regulations. To locate this information visit: **<https://www.salemct.gov>**