



Building an Accessory Dwelling Unit in: Sprague

Is a public hearing required to obtain an ADU permit?

Yes

How many ADUs are allowed per lot?

One

Maximum ADU Size: 50% of the combined gross floor area of both units for attached ADUs. 1000 sq. ft. or 50% of the combined gross floor area of both units for detached ADUs.

Minimum Lot Size: Same as primary residence for attached. 1.2 to 1.5 times min. lot size for detached.

Maximum Number of Bedrooms: Two

In Sprague, you can add an **"accessory apartment"** to a single-family home or a two-family home in the Baltic Village Zone. Residents of the accessory apartment **must** be related to the homeowner by birth, marriage, or legal adoption. A report from the Town Sanitarian/Uncas Health District **confirming** that the water supply and sewage disposal system can accommodate the additional use is required. Detached ADUs are only allowed for **existing structures**. Approval from the Planning and Zoning Commission is required.



The ADU must be **within, attached, or detached** to the main residence.



Three (for ADUs within & attached) or **four to six** (for detached ADUs) off-street parking spaces are required in total for the ADU and main residence.



The owner of the property **must** live in the primary residence or the ADU and cannot rent it for income.

To apply for an Accessory Dwelling Unit in Sprague first satisfy the requirements from the Town Sanitarian/Uncas Health District and others outlined in section **10.11** of the town zoning regulations. To locate this information visit:

<https://www.ctsprague.org>