



Building an Accessory Dwelling Unit in: Town of Groton

This does not apply to the City of Groton, Groton Long Point, or Noank

Is a public hearing required to obtain an ADU permit?

No

How many ADUs are allowed per lot?

One

Maximum ADU Size:

1000 square feet

Maximum Number of Bedrooms:

None specified

Minimum Lot Size:

Determined by the underlying zone

In the Town of Groton, you can add an **"Accessory Dwelling Unit"** to a single-family home in the following zoning districts: **RS, R, RU, RM, R-MI, CN, CR, MDD, WW, MTC, MVC, IM** subject to Administrative Site Plan Approval. When located within a new detached, freestanding building, the unit must meet the required front yard set back and should also be set back farther from the front property line than the façade of the principal dwelling unit. All normal building, zoning, and code requirements are applicable. Exceptions apply for the R-MI district.



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



One **off-street** parking space must be provided for the ADU, **except** in the R-MI district.



The owner of the property **must** live in the primary residence or the ADU, **except** in the R-MI district.

To apply for a permit for an Accessory Dwelling Unit in the Town of Groton, first satisfy the requirements that are outlined in **section 5.1.-1.A** of the zoning regulations and provide an Administrative Site Plan for review and approval. For more information and to check what zoning district you live in, visit: <https://www.groton-ct.gov/>