



Building an Accessory Dwelling Unit in: Waterford

Is a public hearing required to obtain an ADU permit?

No

How many ADUs are allowed per lot?

One

Maximum ADU Size: 50% of the living area of the primary residence or 1,500 sq. ft. There are exceptions 5+ acre lots.

Minimum Lot Size:
Determined by the underlying zone

Maximum Number of Bedrooms:
Not specified

In Waterford, you can add an **"Accessory Dwelling Unit"** to a property with a single-family home. Up to one attached and one detached ADUs are permitted on the same lot. Existing detached accessory buildings may be converted into ADUs if they meet the regulations. The exterior of any new structure should reflect the architectural style and design of the primary home. **Approval** from the local health authority, Ledge Light Health District, is required if the ADU will use an on-site septic system. A Zoning Compliance Permit is required accompanied by two sets of plans drawn to scale.



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



At least **one** additional off-street parking space is required for each ADU.



No residency requirements.

To apply for an Accessory Dwelling Unit in Waterford first satisfy the requirements of approval from the health authority, Ledge Light Health District, as well as site plans. Review **section 3.36** of the town zoning regulations for more information. To locate this information visit: <https://www.waterfordct.gov>