



Building an Accessory Dwelling Unit in: Windham

Is a public hearing required to obtain an ADU permit?

No

How many ADUs are allowed per lot?

One

Maximum ADU Size: 30% of the habitable floor area of the primary residence. For homes of 1150 sq. ft. or less, the max ADU size is 350 sq. ft.

Minimum Lot Size: Determined by the underlying zone

Maximum Number of Bedrooms: Not specified

In Windham, you can add one **"Accessory Dwelling Unit"** to a property with a single-family home in R1, R2, and R3 Residential Districts by obtaining a zoning permit from the Zoning Enforcement Officer. The ADU may be located within the home, in an existing accessory building such as a barn or garage, or in a separate accessory building. In the R4, R5, R6 and NPR 1 & 2 Residential Districts, an **"in-law/accessory apartment"** must be integrated into the existing home and may be approved by the Zoning Board of Appeals by Special Exception. In all instances, the dwelling **must** meet all building codes and receive approval from the Windham Health Department.



The ADU may be **within, attached, or detached** from the main residence depending on the underlying zone.



Off-street parking **must** be available. No additional driveways can serve the ADU.



No residency requirements.

To apply for an Accessory Dwelling Unit in Windham first satisfy the requirement of approval from the Windham Health Department. All requirements are outlined in **section 21.2.2** of the town zoning regulations. To locate this information visit: <https://www.windhamct.gov>