

**Proposed New Zoning Regulation
for
the Borough of Stonington
(In compliance with C.G.S. State Statute §8-20)**

Preamble:

In order to address current and future housing needs in the Borough of Stonington, one (1) accessory dwelling unit (“ADU”) may be established on a Borough parcel containing a single-family dwelling, in accordance with the requirements of this section. Pursuant to C.G.S. §8-20, the review process for approval of an application for an ADU shall be completed not later than sixty-five (65) days after receipt of a complete application to the Zoning Enforcement Officer. The Applicant may consent to extensions of no more than an additional sixty-five (65) days or may withdraw such application.

1. Within / Attached To A Single-Family Dwelling - One (1) accessory dwelling unit may, with a Zoning Permit, be provided within a single-family dwelling or attached to a single-family dwelling provided:
 - a. Only one (1) accessory apartment shall be located on any property.
 - b. Any such accessory dwelling unit shall comply with yard setbacks, lot coverage, building height and other area and dimensional standards applicable to a principal dwelling in the zoning district.
 - c. The accessory unit shall not exceed one-third (33.33%) of the total combined interior finished floor area of the principal dwelling unit and accessory dwelling unit or 1,200 square feet, whichever is less. The Planning and Zoning Commission may, by Special Permit, allow a larger percentage and/or a larger square footage for an accessory dwelling unit within or attached to the principal dwelling due to the room configuration of the existing principal dwelling.
 - d. The principal dwelling and the accessory dwelling unit shall be served by a water supply and a sewage disposal system approved by the Health District.
 - e. The principal dwelling and the accessory dwelling unit shall comply with the Building Code.
 - f. At least one (1) additional off-street parking space shall be provided on the property for the occupant(s) of the accessory unit.

- g. Neither the principal dwelling unit or the accessory dwelling unit may be rented or used for short-term rentals or vacation stays.
- 2. Detached From A Single-Family Dwelling – One (1) accessory dwelling unit may, with a Zoning Permit, be provided in a detached dwelling accessory to a single-family dwelling provided:
 - a. The provisions above for an accessory dwelling unit within or attached to a single-family dwelling shall be complied with, including the yard setbacks for a principal dwelling.

Definitions

Accessory Dwelling Unit (ADU) – A separate dwelling unit that:

- (A) is located on the same lot as a principal dwelling unit of greater square footage,
- (B) has cooking facilities, and
- (C) complies with or is otherwise exempt from any applicable Building Code, fire code and health and safety regulations.