

<b>Topic:</b>	Affordable Housing
<b>Resource Type:</b>	Regulation
<b>State:</b>	Connecticut
<b>Jurisdiction Type:</b>	Municipal
<b>Municipality:</b>	City of Norwalk
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<b>Title:</b>	Article 42 Accessory Apartments
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Norwalk sets multiple requirements for ADUs. The primary residence must have been in existence for at least three years and must meet minimum lot area requirements. Additionally, the owner of the property must reside on the premises. The ADU must only have one bedroom, which may be occupied by up to two adults and one child.

[Added effective 6-4-1982]

## § 118-420 Accessory apartments.

[Amended effective 1-27-1984; 9-26-1986]

- A.** Purpose and intent. The intent of this regulation is to encourage the creation of accessory apartments in existing single-family residences for the purpose of providing rental housing for the elderly, single persons and small families. This regulation is designed to ensure that, in creating an accessory apartment, the single-family character of the principal dwelling will be retained. Accessory apartments are further intended to enable the viability of Norwalk's single-family zones to be continued.
- B.** Regulations. Accessory apartments shall be permitted in AAA, AA, A and B Residence Zones, subject to the following requirements:
- (1) Accessory apartments shall be permitted in single-family dwellings which:
    - (a) Have been in existence a minimum of three (3) years.
    - (b) Are located on lots meeting the minimum lot area and width requirements of the applicable zone, except that lots in the B Residence Zone must meet one and one-fourth (1 1/4) times the minimum area requirement of the B Residence Zone.
  - (2) The owner of the property must reside on the premises.
  - (3) To the maximum extent practicable, the principal dwelling and the accessory apartment shall utilize public water and sewer. If such facilities are not available within a reasonable distance, the use of private water and septic systems shall be subject to approval by the Department of Health.
- C.** Additional standards.
- (1) An accessory apartment may extend or enlarge the principal dwelling, provided that:
    - (a) The single-family character of the dwelling is not changed.
    - (b) The lot coverage of the principal dwelling is not increased by more than one hundred fifty (150) square feet.
    - (c) A dormer does not extend in height beyond the existing roof ridge line and does not extend in depth beyond the first floor exterior wall.
  - (2) The accessory apartment shall be a minimum of four hundred (400) square feet in area but not more than seven hundred (700) square feet in area. The area of the principal dwelling shall not be reduced to less than eight hundred (800) square feet.
  - (3) An accessory apartment shall contain not more than one (1) bedroom, and occupancy shall be limited to three (3) persons, not more than two (2) of whom shall be adults.
  - (4) Three (3) off-street parking spaces shall be provided: two (2) spaces per principal dwelling and one (1) space per accessory apartment. Such parking shall be adequately drained and suitably screened from adjacent residences.
- D.** Procedure for approval.
- (1) Applications for accessory apartments shall be subject to approval solely by the Zoning Inspector.
  - (2) A certificate in the form of an affidavit which verifies that the owner continues to reside on the premises and that all other conditions met at the time of the original application remain unchanged shall be submitted to the Zoning Inspector by January 31 of each year.