

**Text Amendment to the Zoning Regulations -- Final Approved Language WITH All Changes Made**

Re: Accessory Apartments (several sections)

**Article II Definitions**

Accessory Apartment: A second dwelling unit, not to exceed the specified size in the standards for the applicable district, that is contained on the same lot as a single-family residence, that is clearly subordinate to the main dwelling unit in terms of size and appearance, and that is as defined by CGS 8-2 as may be amended.

**[Note: No changes made in Article III, Section F.2 as had been considered.]**

**Article III. Districts, Section F. Lake District, Subsection 2. Permitted Uses**

d. Accessory apartments, subject to the requirements of these Regulations.

**Article IV, Section A. Performance Standards, Subsection 6. Accessory Apartments**

- a. One accessory apartment shall be permitted per single family dwelling only in those zoning districts permitted by these Regulations, and according to the provisions of CGS 8-2 as may be amended.
- b. Accessory apartments may be attached to or located within the proposed or existing principal dwelling, or detached from the proposed or existing principal dwelling and located on the same lot as such dwelling.
- c. The maximum net floor area of an accessory apartment shall not be greater than fifty percent (50%) of the net floor area of the principal dwelling or one thousand square feet (1000 SF), whichever is less. An applicant may choose a lesser amount.
- d. The accessory apartment must meet the requirements for setbacks, lot coverage, height restrictions, and all other requirements of these Regulations, for the zoning district in which the accessory apartment is to be located.
- e. These regulations shall not limit the ability of the Town to prohibit or to regulate the use of accessory apartments for short-term rentals or vacation stays.

**Article IV, Section B. Agricultural and Single-Family Residential Uses In the Community District, Subsection 2. Standards. a**

- iii One accessory apartment shall be permitted per single family dwelling, provided the maximum net floor area of an accessory apartment shall not be greater than fifty percent (50%) of the net floor area of the principal dwelling or one thousand square feet (1,000 SF), whichever is less.-An applicant may choose a lesser amount.
- iv Approved lots in open space subdivisions or resubdivisions may have one accessory apartment, provided the maximum net floor area of an accessory apartment shall not be greater than fifty percent (50%) of the net floor area of the principal dwelling or one thousand square feet (1,000 SF), whichever is less. An applicant may choose a lesser amount.

**Article IV, Section C. Subdivisions, Subsection 3. Standards. a**

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- i. No more than one single family dwelling or one single family dwelling with an accessory apartment shall be allowed on each lot, provided the maximum net floor area of an accessory apartment shall not be greater than fifty percent (50%) of the net floor area of the principal dwelling or one thousand square feet (1,000 SF), whichever is less. An applicant may choose a lesser amount.

**H. Lake District Uses, Subsection 2. Standards. a [Various changes made]**

- i. No more than one single family dwelling or one single family dwelling with an accessory apartment as provided below shall be allowed on each lot.
- ii. One accessory apartment shall be permitted per single family dwelling, provided the maximum net floor area of an accessory apartment shall not be greater than fifty percent (50%) of the net floor area of the principal dwelling or one thousand square feet (1,000 SF), whichever is less. An applicant may choose a lesser amount.

Approved: December 2, 2021

Effective: December 27, 2021