



Town of Tolland
Zoning Permit Application
Accessory Dwelling Unit Checklist

Property Information	
Property Address:	
Property Owner:	
Zone:	

Please see the below requirements for Accessory Dwelling Units per the Town of Tolland's Zoning Regulations. ALL of the below requirements must be met.

Please check off all of the boxes and sign below authorizing that you have read and agree to comply with the below requirements.

At least one (1) of the occupants of either dwelling unit shall be the owner of record of said dwellings or heir.

The accessory dwelling unit shall be self-contained, with cooking, sanitary and sleeping facilities for the exclusive use of the occupant(s).

The accessory dwelling unit shall include no more than one (1) bedroom. *Bedroom shall be defined by the building or health code, whichever definition is more restrictive.*

Adequate off-street parking will be provided.

A new driveway curb cut to serve the principal unit or an accessory dwelling unit is not permitted.

No more than one (1) accessory dwelling unit is allowed per parcel.

An accessory dwelling unit shall meet all applicable health, building and safety requirements.

An accessory dwelling unit shall **not** be located in a mobile home, recreational vehicle, travel trailer, structure that previously operated as or was intended to be a motor vehicle, or structure on wheels.

Accessory dwelling units shall not be rented for durations of less than 90 days.

For an accessory apartment located entirely in a basement, there shall be no maximum size limit.

The maximum net floor area of the accessory dwelling unit for all units not located in a basement shall not exceed whichever is lesser:

- a. 1000 square feet, or
- b. 40% of the floor area of the total principal structure including attached garages and utility rooms but excluding seasonal unheated rooms.

Unless located in a detached garage, the accessory dwelling unit shall meet the required front, side, and rear yard setbacks for the principal structure.

If the accessory dwelling unit will be located in a detached garage, the structure shall comply with all applicable setback requirements for accessory structures.

All of the above statements and the statements contained in any documents and plans submitted herewith are true to the best of my knowledge.

Owner Signature: _____

Date: _____