

TOWN OF TOLLAND

**ACCESSORY DWELLING UNIT  
APPLICATION**

Refer to Section 5-2.J. of the Zoning Regulations for Requirements.

Applicant \_\_\_\_\_

Address \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail \_\_\_\_\_

Owner \_\_\_\_\_

Address \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail \_\_\_\_\_

**Submit with this application the building structural plans, a plot plan and complete the following:**

1. Property location \_\_\_\_\_

2. Property Owner will reside in \_\_\_\_\_ Main Unit \_\_\_\_\_ Accessory Unit

3. Number of wall(s) of accessory unit that open to grade? \_\_\_\_\_

4. Separate bathroom? \_\_\_\_\_ (show on plan)  
yes / no

5. Separate cooking area? \_\_\_\_\_ (show on plan)  
yes / no

6. Two additional parking spaces shown on the Plot Plan.

7. Net floor area: Main Unit \_\_\_\_\_ Accessory Unit \_\_\_\_\_

8. Accessory Unit will be located in: Existing structure \_\_\_\_\_ Proposed Addition \_\_\_\_\_

**Office Use Only**

Fee: \$50 \_\_\_\_\_

Approved \_\_\_\_\_ Zoning Officer or Planner date \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

DO NOT SUBMIT THIS SHEET WITH YOUR APPLICATION

SEC. 5-2.J.

- J. Accessory dwelling units. A single-family dwelling may be allowed to accommodate one accessory dwelling unit attached to or part of an existing dwelling, subject to the following provisions:
1. At least one of the occupants of either dwelling shall be the owner of record of said dwellings or shall have permanent life residency of said dwellings as evidenced by legal documentation satisfactory to the Commission or agent.
  2. The accessory dwelling unit shall have a minimum net floor area of 400 square feet, a maximum net floor area of 700 square feet and a maximum of one bedroom. Seasonal unheated rooms shall not be included in net floor area.
  3. No accessory dwelling unit shall be located in a basement or cellar unless one wall thereof opens to grade; no accessory dwelling unit shall be located over or in a detached accessory building.
  4. The accessory dwelling unit shall be self-contained, with separate cooking, sanitary and sleeping facilities for the exclusive use of the occupant.
  5. The Commission may permit the expansion of a dwelling beyond the existing building foundation to accommodate an accessory dwelling unit, provided that the dwelling retains the appearance of a single-family residence. If the proposed expansion is consistent with the single-family neighborhood, this approval may be permitted by staff review; however, the Commission may, at its discretion, review any and all applications.
  6. Two additional parking spaces shall be provided for the accessory dwelling unit in addition to those required for the principal dwelling unit, in accordance with the requirements of Section 19-10.