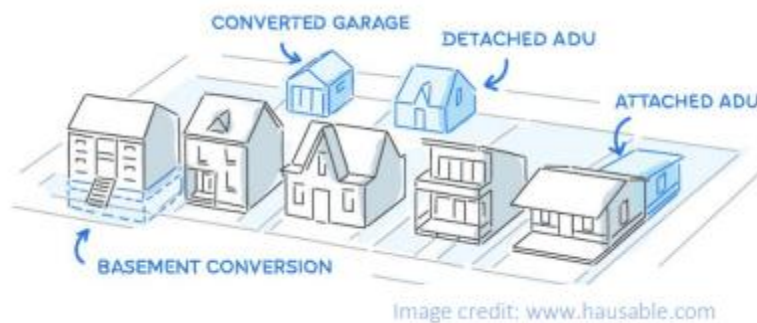


Accessory Apartments (a.k.a. Accessory Dwelling Units, ADUs)

Goal 2 of the Town of Hartland's *Affordable Housing Plan 2023-2028* is to "Increase awareness about the housing opportunity accessory apartments can create."

An accessory apartment, also known as an accessory dwelling unit or ADU, is a smaller, independent residential living space located on the same lot as a primary home. Hartland homeowners can create an accessory apartment in their home or on their property in a detached building or over a garage. For seniors, accessory apartments can allow adult children or other caregivers to live at the home in a separate space. Accessory apartments also can create an opportunity for additional income from the rental. Accessory apartments typically are more affordable than renting a whole single-family home.



If you are considering the creation of an accessory apartment in your home or on your property, your first step is to contact and inform the Town of Hartland's Zoning Enforcement Officer of your interest. You can reach the Zoning Enforcement Officer by calling the Selectmen's Office at (860) 653-6800. The Zoning Enforcement Officer will help to ensure that your project complies with the Town's zoning regulations.

A list of key details from Hartland's zoning regulations regarding accessory apartments are summarized on the next page. This list is subject to change. The Town's Zoning Enforcement Officer is your resource for the most current zoning regulations.

ACCESSORY APARTMENTS

Hartland Zoning Regulations: Section IV – 1-12)

- 1) Farmington Valley Health Department approval. {C.8.}
- 2) Building Inspector approval required.
- 3) An accessory apartment is allowed in the principal residential dwelling or in an accessory building located within 75 feet of the principal dwelling.
- 4) Minimum lot size of two (2) acres. {A.}
- 5) Blend in with the existing neighborhood. {B.; C.4.}}
- 6) Not used as a transient commercial residential establishment (i.e., bed and breakfast, etc.). {B.}
- 7) The exterior of the structure maintains the single family residential appearance. {C.4.}
- 8) The owner of the principal dwelling and lot must reside in the principal dwelling or the accessory apartment. {C.1.}
- 9) Only one accessory apartment per lot. {C.2.}
- 10) Floor area between 400 square feet and 1200 square feet. {C.3.a.}
- 11) Total floor area of the accessory apartment in a residential dwelling no more than 40% of the total floor area of the principal dwelling. {C.3.b.}
- 12) Total floor area of an apartment in an approved accessory building no more than 60% of the total floor area of the principal dwelling. {C.3.c.}
- 13) The exterior of the structure maintains the single family residential appearance. {C.4.}
- 14) An accessory apartment may be permitted in an accessory building that is located within 75 feet of the principal dwelling. {C.5.}
- 15) A minimum of 3 off-street parking spaces for the principal and accessory dwelling. {C.6.}
- 16) A separate outside access and its own kitchen and bathroom. {C.7.}

Section V-2 Area, Yard and Height Requirements

- 17) Maximum Height 30'.
- 18) Minimum Yard Area: Front 50', Side 25', Rear 25'.
- 19) No building or buildings, including accessory buildings, to cover more than 15% of the lot area (Maximum Lot Coverage).