

Changes to ADU Regulations: Text Amendment #865

Submitted: 2/24/26

Received: 3/2/26

Public Hearing: _____

Adopted: _____

Effective date: _____

**Note: Proposed new language is shown in red, highlighted, and underlined.
Proposed deletions are shown in [bracketed, struck through and highlighted]**

FROM CHAPTER 11, RESIDENCE AAA DISTRICT

11-2.4.8A, Accessory Dwelling Unit (ADU), See also §5-2, Definitions

An Accessory Dwelling Unit is permitted subject to issuance of a Zoning Permit, and compliance with the following standards:

a. The Building Area of an Accessory Dwelling Unit shall not exceed the following:

Lot Size	Maximum Building Area of an Accessory Dwelling Unit
Lots up to and including 1½ acres (0-65,340 sq. ft.)	850 sq. ft. [, provided, however, that for the purposes of calculating Building and Total Coverage: the first 350 sq. ft. of any such accessory building or structure shall not be counted. The maximum footprint inclusive of 350 sq. ft. bonus is 850 sq. ft.]
Lots over 1½ acres (65,341 sq. ft. or greater)	1,000 sq. ft.

*** If an ADU is constructed above a detached garage, the Building Area of the detached garage may exceed the Maximum Building Area set forth above, so long as the ADU does not exceed the Maximum Building Area and complies with the Height set forth in §11-2.4.8A(c).**

b. The Accessory Dwelling Unit may only have a single interior kitchen.

c. The maximum height for an Accessory Dwelling Unit shall be measured to the highest point of the roof, excluding dormers as permitted in §11-2.4.8A (i) and a cupola as permitted in §11-2.4.8A (h). The Accessory Dwelling Unit may not exceed the following height limitations:

Roof Type	Maximum Roof Height for an Accessory Dwelling Unit
Main Roof with a slope of 6:12 or greater	Twenty-six (26) feet
Main Roof with a slope of less than 6:12	Sixteen (16) feet

*For the purposes of this section only, the definition of Dormer is a roofed structure, often containing a window that projects vertically beyond the plane of a pitched roof.

Dormers are commonly used to increase the usable space and to create window openings in a roof plane.

Existing accessory buildings and structures, inclusive of barns, exceeding the standards listed in the tables above may be converted into an Accessory Dwelling Unit subject to Special Permit approval from the Planning and Zoning Commission.

d. Subject to Section 11-2.4.8A.(a) and (b) above, the accessory building or structure shall meet all setback, coverage, grading, drainage, and other requirements applicable to the property.

e. If the property is not on Town sewers, the property owner or their designee must obtain the Westport-Weston Health District approval for the septic system. State approval of the proposed septic systems may also be required pursuant to state statute.

f. If the property is on Town sewers, proof of the sewer hookup must be submitted to the P&Z Office by the property owner or their designee.

g. There are at least three (3) off-street parking spaces on the lot and proof of adequate parking must be submitted to the Planning and Zoning Office by the property owner or his designee.

h. Cupolas shall be permitted on accessory buildings provided that: (i) the cupola shall not be higher than 5 feet above the ridge line or highest point of the roof; and (ii) the cupola shall not exceed 5% of the footprint of the roof area of the building on which it is located, or 25 square feet, whichever is less. The cupola cannot be used for human habitation.

i. Dormers shall be exempt from maximum height on ADU's provided they are setback from the face of the building at least 1 foot and from the side of the building at least 2 feet. The dormer shall not exceed 60% of the footprint of the floor below and shall have a roof pitch of at least 3:12. The dormer is not permitted to exceed the height of the existing building ridge line and must not be technically or visually coplanar.

j. The provisions listed above may be modified for applications approved pursuant to §32-18. (Historic Residential Structures).

k. Only one accessory dwelling unit shall be permitted per lot.

l. Any accessory dwelling unit located in the Special Flood Hazard Area must be compliant with the floodplain regulations in §31-11. No additional building height is permitted for an existing or new structure located within the Special Flood Hazard Area when proposed to be floodplain compliant.