

Accessory Apartments

An accessory apartment is independent living quarters including a kitchen, a bathroom and a bedroom in conjunction with and located on the same lot as a principal single family dwelling.

An accessory apartment may be permitted subject to special permit and site plan approvals.

Listed below is a *brief* overview (in alphabetical order) of accessory apartments from the New Milford Zoning Regulations

Accessory building may be used for the apartment IF the lot is >80,000 sq ft AND
the accessory building has had c/o for >5 years
OR if the parcel is >160,000 sq ft, a new accessory building may be constructed

Addition

an addition to the dwelling can be constructed for the apartment

**Age of
occupant**

ONE occupant of either the single family dwelling *OR* the accessory unit
MUST BE AT LEAST 55

Bedroom

one bedroom per apartment (and one apartment per lot)

Health Department

proof from the Health Department that water supply and septic capacity are adequate is required

Living area for apartment

minimum 500 sq ft/maximum 750 sq ft

Owner occupancy

Either the dwelling *OR* the apartment *MUST* be owner occupied

Parking spaces

4 (four) off-street spaces (including garage space)

Square footage of lot

property served by *septic* = minimum 40,000 sq ft
property located on *public water and sewer* = minimum 20,000 sq ft

This sheet is designed for informational purposes only and is not inclusive of the regulation. Please refer to section 025-090 (effective 09/15/06) of the New Milford Zoning regulations which supersede anything printed above.

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