

Zoning Quick Facts – Accessory Dwelling Units (ADUs)

The following is intended for informational purposes only. Only the [Stamford Zoning Regulations](#) are legally binding, and in case of a conflict between information provided here and the Regulations, the Regulations prevail.

What are Accessory Dwelling Units (ADUs)

- An Accessory Dwelling Unit is a small residence that shares a single-family lot with a larger principal dwelling.
- As an independent living space, an ADU is self-contained, with its own kitchen or kitchenette, bathroom and living/ sleeping area.
- An ADU must be accessible without having to enter through another Dwelling Unit
- An ADU can be within a building (e.g., the basement, the attic), attached to the building, or in a separate building (detached ADU)

Are ADUs allowed in Stamford?

Yes, ADUs are permitted in Stamford under certain conditions:

- Both the Accessory Dwelling Unit and the Principal Building must meet all zoning requirements with regard to height, setback and area
- An ADU is only permitted on lots larger than 10,000sf that only contain one single-family home
- ADUs cannot be larger than 800sf

- The owner of the property must live on site and the property must be their primary residence (i.e., the owner must reside on site for 183 or more days per year on premises)
- Occupancy of an ADU is limited to 3 persons
- ADUs require one additional parking space, in addition to the parking for the principal dwelling; parking must be accessible independently
- ADUs cannot be used as short-term rentals (“AirBnB”)
- Note that an ADU may necessitate other improvements to the property (such as an upgrade to the septic system, if applicable) that may increase the cost of the project

How can I get an ADU?

You will need to apply for a [Building Permit](#). As part of the Building Permit application you will have to complete an “Acknowledgement and Affidavit of Ownership and Residency” which can be [downloaded here](#).

Where can I get more information about ADUs?

Stamford’s regulations regarding ADUs can be found in [Section 3](#) of the Stamford Zoning Regulations under “Dwelling Units, Accessory”

If you have questions about ADUs please contact Zoning Enforcement at (203) 977- 4711 or StamfordLandUse@StamfordCT.gov.