

PLANNING AND ZONING DEPARTMENT

P.O. BOX 610 SOUTHTON, CONNECTICUT 06489 (860) 276-6248



PARENT/GRANDPARENT APARTMENT REGULATIONS

A parent/grandparent apartment is allowed by special permit in all residential districts. In order to obtain such approval, the applicant must submit a Special Permit Application to the Planning and Zoning Commission. Following a public hearing, the Planning and Zoning Commission may grant, grant with conditions, or deny the Special Permit Application based on the land use merits of the request. It is recommended that the applicant meet with the Planning and Zoning staff prior to submittal of the Special Permit Application. In reviewing the application, the applicant must meet the following provisions as outlined in the Southington Zoning Regulations:

1. The applicant shall provide certification, through a site inspection by a registered engineer or professional Sanitarian, that the septic system and reserve area are adequate for the proposed use.
2. There shall be at least 4 off-street parking spaces.
3. There shall be no more than one driveway serving the property.
4. The parent/grandparent apartment shall share the main entrances to the dwelling with the main living quarters.
5. No new separate front door shall be added to the dwelling to serve such an apartment.
6. For safety purposes, a parent/grandparent apartment may have an exit to the outside of the dwelling through a side or rear wall.
7. A parent/grandparent apartment shall contain not more than one bedroom and shall not exceed 40 percent of the gross area of the first floor of the existing residence or contain more than 800 square feet; whichever is less.
8. There shall be no more than one such apartment per lot.
9. Only single family dwellings shall be considered under this section; nothing shall prevent the Commission from approving a parent/grandparent apartment within a new dwelling, subject to the requirements of this section.
10. Either the accessory apartment or the main unit shall be owner occupied.
11. Parent/grandparent apartment permits are non-transferable, and terminate upon the sale of the property or the death of the parent(s) or grandparent(s) for whom the apartment was permitted.
12. A parent/grandparent apartment shall never be offered for rent.
13. The Commission shall have the power to revoke any special permit granted under this section if it determines that any condition is not being complied with.

14. Conditions 10, 11, 12 and 13 shall be noted on sheet one of the parent/grandparent apartment application plans, above the title block.
15. For each Special Permit Application for a parent/grandparent apartment, the Commission shall send a first class letter to all property owners within 250 feet of the dwelling lot, measured from the perimeter of the property. A list of said property owners shall be compiled from the most current Town Assessor's records. Said notification shall include a copy of the application form and the scheduled time, date, and place of the public hearing. Said notification shall be postmarked not more than fifteen days nor less than ten days before such hearing.
16. Applicant shall submit signed affidavit (see sample below).

SAMPLE

AFFIDAVIT

I/we (insert applicant's name) hereby state the following:

The property in question involves a single family residence located at (insert property address) . The proposed structural addition will be constructed to the existing dwelling and will be used solely as a parent/grandparent apartment.

The parent/grandparent apartment will be used exclusively for (insert occupant's name and relationship) and will not be offered at any time as rental property.

Additionally, I/we agree to abide by all other applicable zoning regulations governing the construction and use of a parent/grandparent apartment.

The information contained in this affidavit, to the best of my knowledge, is truthful and accurate.

(print and sign name(s) of applicant in the presence of a
notary public)

On (insert date) before me, personally appeared (insert names of applicant[s]) who has/have satisfactorily proven to me to be the person whose name is subscribed to the within instrument.

(insert notary signature)

Notary Public

(Note: All notarized documents must contain the seal of a Connecticut Notary Public).