

Weston Zoning Regulations, Section 345. Apartments
(Section 240-34 of the Weston Town Code)
Effective June 20, 2022

345. **Apartments.** Except for the uses in the Village District, one (1) apartment is allowed on a single family developed lot, either within the main dwelling or detached therefrom, if the following conditions are met:

345.1 **Lot Size.** The apartment is located on a lot that is two (2) acres or more, or on a pre-existing non-conforming building lot.

345.2 **Appearance and location.**

- (a) Apartments within the main dwelling shall be designed so that, to the maximum extent possible, the appearance of the building remains that of a one-family residence.
- (b) Apartments detached from the main dwelling shall be subject to all applicable set-back and lot coverage requirements.
- (c) Apartments detached from the main dwelling must be shorter than the main dwelling and may not exceed twenty-five (25) feet in height.
- (d) If the apartment is located on top of another detached structure:
 - 1. the apartment itself may not exceed twenty-five (25) feet in height, and
 - 2. in no event may the entire structure be more than thirty-five (35) feet in height.
- (e) No additional curb cuts shall be allowed in respect of any apartment.

345.3 **Safe Entrance and Exit.** Any apartment shall have safe and proper means of entrance and exit. In addition:

- (a) A basement apartment shall have at least two separated exits and proper ventilation shall be provided.
- (b) A detached apartment must meet all applicable building requirements.

345.4 **Floor Space.** The floor space devoted to any apartment shall not exceed nine hundred (900) square feet in gross floor area, nor shall it exceed thirty percent (30%) of the entire floor area of the main dwelling, nor shall it contain more than one (1) bedroom, as that term is defined in the Connecticut Public Health Code, Technical Standards for Subsurface Sewage Disposal Systems, as amended.

345.5 **Owner Occupied.** The owner (someone who owns not less than one-quarter (1/4) interest in the lot of the residence) shall occupy the main section of the house or the apartment except for bona fide temporary absences. In no case shall the house and the apartment be rented simultaneously.

345.6 **Rental Term.** No rental of an apartment for a period of less than ninety (90) days shall be permitted.

345.7 **Application Requirements.** The application for an apartment shall include an accurate description of the facts of the proposed apartment as required by the Commission or its agent. The Commission or its agent may require the applicant to supply architectural drawings, surveyors' maps, engineering data, water and septic compliance and such other information as the Commission or its agent finds necessary to ensure that the application complies with all applicable regulations.

345.8 **Limitation on Number.** Except as permitted within the Village District, there shall be no more than one (1) apartment on any lot, either within the main dwelling or detached.