ACCESSORY DWELLING UNITS (ADU’S)

ACCESSORY APARTMENT ARE DISCUSSED IN SECTION 503.2 OF THE SOUTH KINGSTOWN ZONING ORDINANCE

- ADU’S CANNOT EXCEED 750 SQUARE FEET
- 1 BEDROOM MAXIMUM
- ADU’S ALLOWED BY RIGHT IN ANY RESIDENTIAL ZONE EXCEPT IN THE CARRYING CAPACITY OVERLAY DISTRICT WHERE THEY ARE PROHIBITED (SECTION 606.2 SK ZONING ORDINANCE)
- ADU’S CAN BE ATTACHED OR DETACHED FROM THE PRINCIPAL DWELLING
- ADU’S ARE ELIGIBLE TO RENT TO NON-FAMILY MEMBERS
- OWNER DOES NOT NEED TO LIVE ON THE PREMISES OR CLAIM SOUTH KINGSTOWN RESIDENCY
- ADU’S RUN WITH THE PROPERTY AND ARE TRANSFERABLE TO NEW OWNERSHIP
- ADU’S MUST MEET ALL BUILDING CODE, INGRESS AND EGRESS REQUIREMENTS
- ADU’S REQUIRE ITS OWN STREET NUMBER
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO) A DEED RESTRICTION MUST BE RECORDED IN SOUTH KINGSTOWN LAND EVIDENCE
- A ONE-TIME FAIRSHARE FEE WILL APPLY FOR EVERY NEWLY ESTABLISHED ADU (SECTION 1101 SOUTH KINGSTOWN MUNICIPAL CODE)
- IF ON TOWN SEWER OR TOWN WATER: ANY APPLICABLE CONNECTION FEES MUST BE PAID TO THE DEPARTMENT OF PUBLIC SERVICE PRIOR TO ISSUANCE OF THE CO
- IF ON A SEPTIC SYSTEM (ISDS/OWTS): THE TOTAL BEDROOM COUNT FOR THE EXISTING SYSTEM CANNOT EXCEED THE SEPTIC SYSTEM FLOW.
  - EITHER A CERTIFICATE OF CONFORMANCE OR A SYSTEM SUITABILITY DETERMINATION, BOTH FROM RI DEM, MUST BE PRESENTED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

THE CREATION OF A NEW ADU MAY BE ELIGIBLE FOR A PROPERTY TAX ABATEMENT UNDER PART III - CODE OF ORDINANCES / CHAPTER 17 / ARTICLE VII / SEC. 17.81 - SEC. 17.87

Dated 11/28/2023