

2018 Proposed Zoning Amendment

Warrant Article #2: Zoning Amendment #1

ARTICLE V, SECTION R

Accessory Dwelling Unit

Section 1. Definitions: As used in this section, the following term shall have the meaning indicated: Accessory Dwelling Unit. An "accessory dwelling unit" (or "ADU") is a residential living unit that is within or attached to a single-family dwelling **or accessory building**, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit.

Section 2. Provisions. An accessory dwelling unit shall be permitted by Special Exception in all zoning districts that permit single family dwellings, subject to the following:

- A. Only one (1) ADU shall be permitted, either in a single-family dwelling **or an accessory building, (ie. garage, barn).**
- B. The ADU must provide independent living facilities for one or more persons containing the four elements of sleeping, eating, cooking, and sanitation.
- C. The ADU shall have an independent means of ingress and egress or shall have ingress and egress through a common space such as a shared hallway to an exterior door.
- D. The ADU shall be attached to or within the principal dwelling unit **or accessory building**. In order to be considered an attached ADU there must be a common wall, **floor or ceiling** between the ADU and either the single family home **or accessory building**. Detached accessory dwelling units are prohibited.
- E. **Either the ADU or the principal dwelling unit is the owner's principal residence and legal domicile. The owner shall provide proof, satisfactory to the Town Administrator or designee, that the dwelling unit is owner occupied.**
- F. An ADU **in the principal dwelling** shall not exceed 800 square feet in habitable floor area.
- G. **An ADU in an accessory building shall not exceed 45% of the square footage of the floor area of that accessory building, to a maximum of 800 square feet.**
- H. The ADU shall have no more than two (2) bedrooms.
- I. An ADU shall be provided a minimum of two (2) off-street parking spaces, in addition to primary dwelling unit parking requirements.
- J. An ADU shall make provision for adequate water supply and sewage disposal service in compliance with RSA 485-A:38 and regulations adopted by the New Hampshire Department of Environmental Services.

Draft Amendment 10/17/17

Amended 11/21/17

Public Hearing 12/19/17

Section 3. Minimum Lot Dimension Requirements: An ADU shall not be required to meet additional lot area requirements other than already provided for the principal dwelling unit. An ADU shall comply with all lot setback requirements.

Proposed