

ACCESSORY DWELLING UNITS

Authority.

NH RSA 674:71-73, Accessory Dwelling Units

Purpose.

In accordance with NH RSA 674:21, expand the mix of affordable housing opportunities throughout the Town by permitting the creation of secondary dwelling residences as an accessory use to existing single-family detached dwellings while maintaining the visual and functional character of single-family residential neighborhoods for the following reasons:

- I. There is a growing need for more diverse affordable housing opportunities for the citizens of New Hampshire.
- II. Demographic trends are producing more households where adult children wish to give care and support to parents in a semi-independent living arrangement.
- III. Elderly and disabled citizens are in need of independent living space for caregivers.
- IV. There are many important societal benefits associated with the creation of accessory dwelling residences, including:
 - (a) Increasing the supply of affordable housing without the need for more infrastructure or further land development.
 - (b) Benefits for aging homeowners, single parents, recent college graduates who are saddled with significant student loan debt, caregivers, and disabled persons.
 - (c) Integrating affordable housing into the community with minimal negative impact.
 - (d) Providing elderly citizens with the opportunity to live in a supportive family environment with both independence and dignity.

Definitions.

A. "Accessory dwelling unit (ADU)" means a subordinate dwelling residence with complete and independent living facilities on the same lot attached to or contained within an existing single-family dwelling. The Town shall not restrict the area of the ADU to less than 750 sq. ft. as per NH RSA 674:72 VII. Every accessory dwelling residence shall be deemed a residence of workforce housing for purposes of satisfying the municipality's obligation under RSA 674:59.

B. "Rental occupancy" means non-ownership including long term lease ownership.

Designation.

One accessory dwelling unit shall be permitted only on parcels which meet the following conditions:

- A. Is a legally created lot of record;

- B. Contains one existing single-family detached dwelling which is a conforming use;
- C. Contains no other accessory dwelling residence(s).

Procedure.

Each accessory dwelling unit shall require a building permit and an occupancy permit and meet the standards contained in the section below.

Standards.

A. New construction for an accessory dwelling unit shall comply with all the development standards for a single-family detached dwelling including, but not limited to, setbacks, height limits and lot coverage (for lots in the Comprehensive Shoreland Protection Zone) and shall not increase any nonconforming aspect of any existing structure unless otherwise addressed by this chapter.

B. The following standards shall also apply:

1. The maximum size of an ADU shall not exceed 1,000 sq. ft. area.
2. Both the ADU and the primary residence shall comply with the state Building Code and Fire Code regulations for construction, minimum living space, fire exits and smoke alarms.
3. The main exterior entrances may not be on the same side of the building.
4. An interior door shall be provided between the principal dwelling unit and accessory dwelling unit. There is no requirement for said interior door to remain unlocked.
5. The architecture of the ADU shall match that of the primary residence.
6. One off-street parking space shall be provided in addition to those required for the primary residence for a minimum total of three.
7. There shall be no exterior stairway leading to the ADU on the front of the house.
8. There shall be no more than two bedrooms in an ADU.
9. The applicant shall make adequate provisions for water supply and sewage disposal in accordance with NH RSA 485-A: 38, however, separate utility connections are not required by the Town.
10. Any additions to the ADU shall meet the requirements of this chapter.

C. An accessory dwelling unit which conforms to the standards in this chapter shall not be considered to exceed the allowable density for the lot upon which it is located and shall be considered a residential use which is consistent with the master plan and zoning designation for the lot.

Additional requirements.

Accessory dwelling units shall be subject to the following requirements:

- A. Sale or ownership of such unit separate from the primary residence is prohibited.
- B. The occupant of either the ADU or the primary residence shall be the owner of the entire property. Only one unit shall be used for rental occupancy.
- C. No more than four persons shall occupy an ADU.
- D. NH DES requirements for septic loading shall be met.

POSTED