

Summary of Proposed ADU Zoning Amendment Changes
Public Hearing Date: 12-10-25

Additions

Revised Definition of ADU:

- Clarifies ADU as workforce housing if it meets RSA 674:58, IV.
- Specifies minimum size: not less than 750 sq. ft.

New Definitions Added:

- Attached Unit: Connected by a common wall with conditioned space on both sides.
- Detached Unit: Not connected to the principal dwelling or within a preexisting detached structure.
- Rental Occupancy: Defined as non-ownership, including long-term lease.

Permit Requirements:

- Now requires ADU-specific building and occupancy permits.

Sewage Disposal Clarification:

- Details when a new system is required and references RSA 485-A:38.

Conversion from Nonconforming Structures:

- Explicitly allows conversion from structures like detached garages, even if they violate current dimensional requirements.

Additional Requirements Section:

- Prohibits sale or separate ownership of ADUs.
- Prohibits ADUs on multi-unit lots or leased land.
- Allows separate electrical panels and services.
- Specifies ingress/egress options for attached units.

Deletions

Definitions Removed:

- Conditioned Space
- Gross Livable Area (GLA)

Design Requirements Removed:

- Interior Door Requirement between ADU and principal dwelling.
- Aesthetic Continuity Requirement with the primary dwelling.