

Article 6 Section 13

Current:

Accessory Dwelling Unit -An “In-Law” apartment style unit occupying not more than one-third (1/3rd) of the living space in the structure and not less than four-hundred-and-fifty (450) square feet in size for occupancy by not more than two (2) people:

1. Accessory dwelling units shall only be permitted in an existing single family unit with no more than one (1) accessory dwelling unit per existing single family detached dwelling unit.
2. An accessory dwelling unit shall be located within the structure of an existing single family unit. Any added external entrances for the accessory dwelling unit shall be located on the side or rear of the structure.
3. The occupancy of the accessory dwelling unit and the existing dwelling unit shall be in accordance with the following:
 - a. One (1) of the dwelling units shall be owner occupied.
 - b. The accessory dwelling unit may be occupied by not more than two (2) persons.

Proposed:

Accessory Dwelling Unit (ADU): a residential living unit that is within or attached to a detached single-family dwelling, 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 it accompanies

1. The ADU shall be no larger than one-third of the living areas of the single-family dwelling unit. If this is less than 750 square feet, the applicant may increase the ADU’s square footage to 750 square feet.
2. An applicant may request a smaller unit however, the unit shall be no less than four-hundred-and-fifty (450) square feet in size.
3. The ADU shall not exceed 2 bedrooms.
4. No more than one ADU shall be permitted per detached single family dwelling.
5. An interior door shall be provided between the ADU and the principal dwelling unit.
6. One (1) of the dwelling units shall be owner occupied
7. Any added external entrances for the ADU shall be located on the side or rear of the structure.
8. Adequate off street parking is required.
9. Adequate water and sewage disposal capability must be demonstrated. The applicant must show that the lot can support a new septic system adequate for the increased size and that the water supply can meet the setbacks required by the NHDES