

Zoning Amendments
ACCESSORY APARTMENTS AND ACCESSORY DWELLING UNITS
Amendments Adopted February 20, 2017

ARTICLE II
DEFINITIONS

175-7. Definitions.

A. As used in this chapter, the following terms shall have the meanings indicated: ...

ACCESSORY DWELLING UNIT– A dwelling unit located in, or attached to, a single family residence as an accessory use. A single family residence with an accessory dwelling unit is considered a single family residence (not a duplex residence). (See Section 175-109(D))

ACCESSORY APARTMENT – A dwelling unit located in an accessory structure in conjunction with a single-family residence as an accessory use. A single family residence with an accessory apartment is considered a single family residence (not a duplex residence). (See Section 175-109(D))

... DWELLING UNIT – One (1) or more rooms arranged, designed or used for residential purposes for one (1) household and containing independent sanitary and cooking facilities. The presence of cooking and sanitary facilities conclusively establishes the intent to use for residential purposes.

ARTICLE XII
ZONE REQUIREMENTS
TABLE OF LAND USES

R	RA	RB	RC	CB	PO	CH	C	CC	OR	MUDOR	ORLI	DBP
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...Residence, single-family

P	P	P	P	X	P	P	X	X	X	CU	CU	X
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...C. Uses Accessory To a Single Family Residential Use

Accessory dwelling unit in accordance with the provisions of Article XX

P	P	P	P	X	P	P	X	X	X	P	P	X
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Accessory apartment in accordance with the provisions of Article XX

P	X	X	P	X	P	P	X	X	X	P	P	X
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ARTICLE XX
PERFORMANCE STANDARDS

175-109. Compliance Required.

This article establishes performance standards for specific uses. These standards must be met for all activities involving the specified uses. ...

D. *Accessory Dwelling Units and Accessory Apartments.* Accessory dwelling units and accessory apartments shall conform to the following standards:

1. Only one accessory dwelling unit or one accessory apartment shall be located on a lot with a single-family residence. The location of an accessory dwelling unit and an accessory apartment in conjunction with one single-family residence shall not be permitted.
2. An accessory dwelling unit shall contain a minimum of 300 and a maximum of 850 square feet of floor space.
3. An accessory apartment shall contain a minimum of 300 and a maximum of 850 square feet of floor space.
4. In zoning districts where no more than three unrelated persons may occupy a dwelling unit (as specified in subsection 175-53 General Use Regulations), there shall be no more than three unrelated occupants in total for the single family dwelling and the accessory dwelling unit combined or for the single family dwelling and the accessory apartment combined.
5. The location and design of the accessory dwelling unit or accessory apartment shall maintain the single-family character and appearance of the premises.
6. An interior door shall be provided between the single family dwelling and the accessory dwelling unit, but the door may be locked or not at the option of the property owner.
7. One parking space shall be provided for the accessory dwelling unit or accessory apartment, in addition to parking required for the single family dwelling. The parking space may be situated within a driveway along with other vehicles provided it is readily accessed.
8. The property owner shall make adequate provisions for water supply and sewage disposal for the accessory dwelling unit or accessory apartment in accordance with RSA 485-A:38. However, systems for the accessory dwelling unit or accessory apartment separate from those serving the single family dwelling are not required.
9. There are no additional requirements for lot size, frontage, space limitations, or other dimensional controls for an accessory dwelling unit or accessory apartment beyond what would be required for a single-family residence without an accessory dwelling unit or accessory apartment.