

**New Proposed Wording of State Accessory Dwelling Regulations (TBD during Public Hearing on Dec. 7, 2017)**

Document	Original Wording	Proposed New Wording
Subdivision Regulations, page 2	No existing definition of Accessory Dwelling	Add Accessory Dwelling as item 2.16 and then renumber definitions. Definition will be: <b>Accessory dwelling unit per RSA 674:21 means a second dwelling unit, attached or detached, which is permitted by a land use control regulation to be located on the same lot, plat, site, or other division of land as the permitted principal dwelling unit.</b>
Zoning and Building Ordinances, page 1	No existing definition of Accessory Dwelling	Add Accessory Dwelling above “AGRICULTURAL USE” definition. Definition will be: <b>Accessory dwelling unit per RSA 674:21 means a second dwelling unit, attached or detached, which is permitted by a land use control regulation to be located on the same lot, plat, site, or other division of land as the permitted principal dwelling unit.</b>
Zoning and Building Ordinances, page 5	<p><b>B.3 Buildings per Lot</b>                      There shall only be one building allowed for residential purposed on a lot; provided however that the Zoning Board of Adjustment may grant a special exception authorizing a second dwelling unit, either contained within or attached to a single- family dwelling, or within a detached accessory building on the same lot. In order to grant such a special exception, the board must find, in addition to the other standards contained in this ordinance, that a finding that the following conditions are met.</p>	<p><b>B.3 Buildings per Lot:</b>                      “There shall only be one building allowed for residential purposes on a lot; provided however that the Zoning Board of Adjustment may grant a special exception authorizing a second <b>detached</b> dwelling unit, <del>either contained within or attached to a single family dwelling, or within a detached accessory building on the same lot.</del> In order to grant such a special exception, the board must find, in addition to the other standards contained in this ordinance, that a finding that the following conditions are met. <b>As per RSA 674:71: (1) Accessory Dwelling Unit is allowed per Lot.</b></p>

<p>Zoning and Building Ordinances, page 6</p>	<ol style="list-style-type: none"> <li>1. The living space in the second dwelling unit shall not exceed 700 square feet.</li> <li>2. The existing or proposed home is and will remain a single family, owner-occupied structure.</li> <li>3. The existing or proposed home is currently conforming to zoning.</li> <li>4. The existing or proposed home is currently or planned to be owner occupied.</li> <li>5. The property owner states that the accessory dwelling unit shall not be used as a rental unit.</li> <li>6. The property shall have only one curb cut and driveway.</li> <li>7. The accessory unit shares utilities in common with the primary structure.</li> <li>8. Evidence of adequate septic capacity.</li> <li>9. Adequate vehicle parking and turn- around on site.</li> <li>10. That a site plan be approved by the Planning Board to insure that the accessory dwelling unit does not change the character or negatively impact the neighborhood.</li> <li>11. A deed addendum with approval conditions and including a restriction that the accessory dwelling unit shall not be used as a rental unit be executed and recorded prior to the issuance of a building permit.</li> </ol>	<ol style="list-style-type: none"> <li>1. The living space in the second dwelling unit shall not exceed <del>700</del> 750 square feet.</li> <li>2. The existing or proposed home is and will remain a single family, <del>owner occupied</del> structure.</li> <li>3. The existing or proposed home is currently confirming to zoning.</li> <li>4. The existing or proposed home is currently or planned to be owner occupied.</li> <li>5. <del>The property owner states that the accessory dwelling unit shall not be used as a rental unit.</del></li> <li>6. The property shall have only one curb cut and driveway.</li> <li>7. The accessory unit shares utilities in common with the primary structure.</li> <li>8. Evidence of adequate septic capacity.</li> <li>9. Adequate vehicle parking and turnaround on site.</li> <li>10. <del>That a site plan be approved by the Planning Board to insure that the accessory dwelling unit does not change the character or negatively impact the neighborhood.</del></li> <li>11. <del>A deed addendum with approval conditions and included a restriction that the accessory dwelling unit shall not be used as a rental unit be executed and recorded prior to the issuance of a building permit.</del></li> </ol>
<p>Zoning and Building Ordinances, page 6</p>	<p>B.4. Dwelling Units per Building: Three apartments or units for permanent or temporary residents shall be the maximum allowed for any one building except when a special exception has been granted by the Zoning Board of Adjustment. In no case of multiple dwelling units within one building shall the overall density on the lot exceed one dwelling unit per three acres.</p>	<p>B.4. Dwelling Units per Building: Three apartments or units for permanent or temporary residents shall be the maximum allowed for any one building except when a special exception has been granted by the Zoning Board of Adjustment. <del>In no case of multiple dwelling units within one building shall the overall density on the lot exceed one dwelling unit per three acres.</del></p>