

4 C, ACCESSORY DWELLING UNITS as defined in NH RSA 674:71 – 73

Definition

1. As used in this subdivision, “accessory dwelling unit” means a residential living unit that is within or attached to a 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.

To increase housing alternatives while maintaining neighborhood aesthetics and quality, one accessory dwelling is permitted on any property containing an owner-occupied single-family dwelling.

Accessory Dwelling shall be permitted only on properties containing an owner-occupied single-family dwelling.

2. There shall be not more than one accessory dwelling unit per lot.

3. An accessory dwelling unit shall not be considered to be an additional dwelling unit for the purpose of determining minimum lot size or development density of the property.

4. The owner if a property containing an accessory dwelling unit shall reside in either the principal or the accessory dwelling.

5. The accessory dwelling shall contain a fully self-sufficient living quarters, consisting of adequate sleeping, bathing, and eating accommodations.

6. The maximum size of an accessory dwelling shall not exceed 50% of the living area of the principal dwelling, and shall include no more than two bedrooms. The minimum size for an accessory dwelling shall be 300 sq. ft.

7. The accessory dwelling shall be subsidiary in size and function to the principal dwelling and be consistent with the principal dwelling in appearance, design, colors and materials.

8. The accessory dwelling may be located within or added to the principal structure, or attached to an accessory structure such as a free-standing garage, or may itself be a free-standing accessory structure.

A. If contained within or added to the principal structure, exterior entry to the accessory dwelling shall not face the street as a second door.

B. If a free-standing structure or attached to a free-standing structure, the accessory dwelling shall be located only in the side or rear yard of the property within 100ft of the primary structure.

9. All required setbacks shall be complied with.

10. Water and septic provisions shall comply with the New Hampshire Department of Environmental Services regulations, but separate systems shall not be necessarily required for the principal and accessory dwelling units.

11. There shall be one parking space in the rear or side yard for the accessory dwelling and no additional curb cut.

12. The structure and lot shall not be converted to a condominium or any other form of legal ownership distinct from the ownership of the principal single-family dwelling.

13. Both the accessory dwelling unit and the primary residence shall comply with the state and town Building Code and Fire Code regulations for construction, minimum living space, fire exits and smoke alarms.

14. An interior door shall be provided between the principal unit and an attached accessory dwelling unit. There is no requirement for said door to remain unlocked.

15. Accessory dwelling units are not intended for individual ownership. The title shall be inseparable from the primary dwelling.

March 12th, 2019