

E. Accessory Dwelling Units

Each Accessory Dwelling Unit (ADU) shall require a building permit by the Building, Planning, and Zoning Department and must demonstrate all of the following to the Building, Planning, and Zoning Department for an ADU building permit:

1. The ADU shall be attached to either the principal structure (i.e. home) or an accessory structure (i.e. barn or garage) on the lot;
2. ADUs shall only be allowed on lots where one single family home is present;
3. An interior door shall be provided between the principal dwelling unit and the accessory dwelling unit, but is not required that the door remain unlocked [per NH RSA 674:72];
4. If the ADU is attached to the principal structure (i.e. single-family home) it shall not exceed one third of the finished structure's floor area of total living space, and shall not exceed a total of 1,000 square feet (though not required to be less than 750 square feet per NH RSA 674:72). Anything over 1,000 square feet shall require a Variance from the Zoning Board of Adjustment;
5. If the ADU is attached to an accessory structure (i.e. barn or garage) it shall not exceed 50% of the finished structure's total gross floor area, first floor and above and, in no circumstance, shall exceed a total of 1,000 square feet (though not required to be less than 750 square feet per NH RSA 674:72). Anything over 1,000 square feet shall require a Variance from the Zoning Board of Adjustment;
6. There shall be no more than 1 ADU per lot;
7. The ADU must be an independent living unit with its own sleeping, cooking, eating, and sanitation facilities; and, adequate parking shall be provided;
8. The ADU must maintain the look and feel of the structure it is attached to;
9. Septic design for the ADU shall assume a minimum of two-bedroom loading capacity design in addition to the principal structure's loading design;
10. The ADU must receive its own street address number separate from the principal dwelling; and,
11. The ADU must receive its own certificate of occupancy.