

Section 1.4 -Definition

Accessory Dwelling Unit (ADU). 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

New Section 4.7 – Special Regulations: Accessory Dwelling Units

Accessory dwelling units (ADU) shall be permitted in any district in which a residential building is permitted.

The ADU shall meet the following criteria:

- 1) An ADU shall be within or attached to a principal single-family dwelling unit or accessory building. The ADU shall be connected to the containing or attached structure by a door in an interior common wall. Any exterior entrances or exits shall be located to the side or rear of the building.
- 2) One of the two dwelling units shall be the primary residence and legal domicile of the property owner.
- 3) Only one ADU shall be allowed per principal dwelling unit and/or lot.
- 4) The gross living area of an ADU shall not be less than 600 square feet and not greater than 1,000 square feet and shall contain no more than two bedrooms.
- 5) The ADU gross living area shall be less than the gross living area of the principal dwelling.
- 6) A building permit for an ADU unit shall be approved and issued prior to the start of any construction. The Fire Chief shall determine the house number for the ADU at the time of building permit application.
- 7) The ADU shall have a fire alarm system that is interconnected with the principal dwelling unit and any applicable accessory building in such a manner that the activation of one alarm will activate all alarms in the principal dwelling unit and any applicable accessory building.
- 8) The driveway shall be designed to appear as a driveway of a single-family residence, and no new curb cut from the street shall be constructed. The property shall contain a parking space for each bedroom in the principal dwelling and the ADU.
- 9) The existing, replacement or proposed septic system shall be certified by a licensed septic designer or engineer as adequate to support the ADU in accordance with New Hampshire RSA 485-A:38 and the Town of Greenville septic regulations.
- 10) Change of Ownership. If a property containing an approved ADU is conveyed and the new owner wishes to maintain the accessory unit, the new owner shall comply with this section.
- 11) 5.10 Special Exception For Accessory Dwelling Unit On A Non-Conforming Lot.

The Zoning Board of Adjustment shall grant a special exception permitting an Accessory Dwelling Unit (ADU) on a non-conforming lot in a district which permits single family homes as a matter of right provided that the creation of the ADU will increase the non-conformity of the lot and will be adequately served by water and sewerage disposal on the lot or to be built in conjunction with the ADU and which does not otherwise detrimentally affect the neighborhood.

By way of illustration and not limitation, the residential district has a front setback from the street of 30 feet. The current home on the lot sits 35 feet back from the street and has a garage that sits 25 feet back from the street which makes it non-conforming. The property owner proposes an addition on the side of his home which will meet the front, side and rear setbacks, the special exception shall be granted.