Town of Stoddard Planning Board Warrant Article 3-5-2018

To amend the Community Planning Ordinance (Zoning) as follows:

Article III – General Dwelling Requirements

Replace Section 3E

E. A single-family dwelling unit (the Primary Unit) is permitted to allow one conversion Apartment (Accessory Dwelling Unit – ADU) per parcel provided the following conditions are met:

 1. A Special Exception from the Zoning Board of Adjustment is necessary to create

 an ADU, whether attached or detached, in the Town of Stoddard. It shall meet the

 size criteria set in #4 below and all other criteria.

 2. Only one (1) conversion apartment (ADU) is permitted in any circumstance.

 A. The primary unit, along with the ADU, must meet the septic loading requirements

 From the New Hampshire Department of Environmental Services, Subsurface

 Bureau.

 3. The Primary Dwelling Unit shall have separate and complete kitchen and bathroom

 facilities.

 4. An ADU shall have a maximum area of 1000 square feet.

 5. Each unit shall have safe and proper means of ingress and egress. If the ADU is

 attached to the Primary Unit, an interior door shall be provided between the Primary

 Dwelling Unit and the ADU.

 6. An ADU shall contain no more than two (2) bedrooms.

 7. Each ADU shall have dedicated off-street parking for two (2) passenger vehicles.

 Each Primary Dwelling Unit shall have dedicated off-street parking for two(2)

 vehicles.

 A. An ADU, whether attached or detached, must be accessible by the Town of

 Stoddard Fire Department and Emergency vehicles.

 8. Either the ADU or the Primary Dwelling Unit shall be occupied by the Owner of

 Record and the Owner shall confirm in writing that one of the units is occupied

 solely by the Owner of Record.

 9. An attached structure may be converted to allow one ADU provided the following

 conditions are met:

 A. A building permit is required for an ADU, whether attached of detached.

 B. An attached structure that CANNOT be converted for and ADU includes: box

 type storage trailers, travel trailers, moblile homes or any structure without

 a permanent foundation made of concrete, concert block, brick, granite or other

 durable product for a permanent foundation.

 C. The ADU must have design standards that maintain continuity with the look of

 the primary dwelling unit.