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.