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

1. A Special Exception from the Zoning Board of Adjustment (ZBA) is necessary to create an ADU, whether a new build or conversion, and 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) 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 living 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 a minimum two (2) passenger vehicles. Each Primary Dwelling Unit shall have dedicated off-street parking for a minimum 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 to the ZBA with a Notice of Zoning Regulation for Accessory Dwelling Unit 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 or detached.

b. An attached structure that CANNOT be converted for an ADU includes: Box type storage trailers, travel trailers, mobile homes or any structure without a permanent foundation made of concrete, concerte 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.