

PROPOSED AMENDMENTS TO THE ORDINANCE RELATIVE TO ACCESSORY DWELLING UNITS (ADU), June 2018

~~Shaded Strike through~~ denotes wording removed

Underline denotes wording added

Asterisks (* * * *) denotes wording before or after

Proposed

2.6.4 Minimum Lot Standards –

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d. If more than one (1) residential dwelling unit, principal governmental, institutional, commercial or industrial structure or combination thereof, is constructed or established on a single parcel, all dimensional requirements shall be met for each additional dwelling unit, principal structure, or use.

1. Exception: Accessory Dwelling Unit (ADU)

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2.7 Land Use Chart

ANY USE NOT LISTED HEREIN IS PROHIBITED

- C = Conditional Use Review
- LPI = Licensed Plumbing Inspector
- N = Not Permitted (use not allowed)
- P = Permitted (use allowed without a permit, must comply with all applicable land use standards)
- R = CEO Review (use must be reviewed by CEO and a permit may be required)
- S = Site Plan Review
- SD = Subdivision Review
- NA = Not applicable

	Village Area	Transition Area (2-acre)	Rural Area (2-acre)	Critical Rural Area (5-acre)	Commercial A	Commercial B	Commercial C	Mixed Use	Resource Protection	Shoreland	Little Ossipee	Aquifer Protection District
RESIDENTIAL STRUCTURES AND USES												
Single family dwelling	R	R	R	R	R	R	R	R	N	R	R	R
<u>Accessory Dwelling Unit (ADU)</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N/A</u>
Two family dwelling	R	R	R	R	R	R	R	R	N	R	R	R

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3.2 Definitions – In this Ordinance, the following terms shall have the following meanings unless a contrary meaning is required by the content or is specifically prescribed.

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Dwelling Unit, Accessory – A permitted accessory use to an owner-occupied one-family dwelling;

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5.14 Multi-Family Dwelling Units:

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5.14.1.1 Additional Dwelling Units (ADU)

- a. Only one accessory dwelling unit (ADU) located within an owner-occupied single-family dwelling shall be permitted;
- b. The lot on which the accessory dwelling unit is situated shall meet all current dimensional requirements within the district;
- c. The unit shall contain no more than eight hundred (800) square feet;
- d. The construction of the unit shall meet all applicable building codes and subsurface wastewater disposal rules.