

INSTRUCTIONS TO VOTERS

If you wish to vote YES on the ballot QUESTION, put an X in the square next to YES

If you wish to vote NO on the ballot QUESTION, put an X in the square next to NO

To adopt the following amendment to the Zoning Ordinances of the Town of South Hampton as proposed by the Planning Board:

March 14, 2017

OFFICIAL

SAMPLE

Article XXI **.Accessory Dwelling Units Ordinance** (Adopted 3/13/01)(Amended 3/17/2007)

A. Authority:

This section is enacted in accordance with the provisions of RSA 674:71-73

B. Purpose, Intent and Objectives

The purpose of the accessory dwelling unit provision is to provide increased flexibility with respect to housing alternatives for families in South Hampton while maintaining the health, safety, aesthetics and quality of the Town's neighborhoods.

The objectives of this section are to:

1. Provide for the construction of accessory dwelling units in existing single family dwellings, thereby lessening fluctuations in the demand for Town services, e.g. education and elderly care.
2. Expand the housing stock to meet the needs of smaller households, both young and old;
3. Protect stability and property values, in the Rural Residential, Historic and Commercial/Industrial Districts by ensuring that accessory dwelling units are installed only in owner-occupied houses and under such additional conditions as to protect the health, safety and welfare of the public.

C. Definitions:

"Accessory Dwelling Unit" (hereinafter "ADU") means a residential living unit that is within or shares a common wall with 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.

D. Special Exception

1. A special exception allowing the installation of one (1) ADU within a detached single-family dwelling shall be issued by the Zoning Board of Adjustment provided that the following conditions are met:
 - (a) The proposed use must conform to the dimensional requirements of a single-family house lot and meet all building requirements.
 - (b) The ADU shall be designed so that the appearance of the Structure remains that of a one family dwelling. The front door shall be an egress to the primary living area. The ADU's egress shall be located on the side or in the rear of the building. There shall be at least one door connecting the ADU with the primary living area.
 - (c) The size of the ADU shall be a minimum of 250 square feet. The size of the ADU shall not exceed a maximum of 1,000 square feet.
 - (d) The structure in which an ADU is to be added must be, and continue to be, owner occupied.
 - (e) No more than two (2) bedrooms are permitted in the ADU.
 - (f) Off street paved or gravel parking shall be provided for at least four (4) vehicles.
 - (g) The Structure and Lot shall not be converted to a condominium or any other form of legal ownership that separates the ownership of the ADU from that of the remainder of the Structure and Lot.
 - (h) Prior to granting a special exception by the ZBA the owner shall provide, as part of the ZBA case file, the following:
 - (1) evidence to the Town Health Officer that septic facilities are adequate for both units according to the standards of the Town and RSA 485-A:38. If deemed necessary by said Health Officer, such evidence shall be in the form of certification by a State of NH licensed septic system designer. Also, the owner shall provide evidence that there is adequate potable water according to the standards of the State of NH. The Health Officer then shall indicate his/her approval in writing to the ZBA.

SAMPLE

(2) a floor plan, in ¼" scale (1/4" equals 12"), showing the proposed changes to the building.

(3) a sketch plan (drawn to scale) of the lot, with existing and proposed structure and parking.

(4) evidence shall be submitted to the Building Inspector that all building requirements can be met. The Building Inspector shall then indicate his/her approval in writing to the ZBA.

(i) The accessory apartment shall be subject to the standards and conditions for a special exception as set forth in this Ordinance.

2. The owner of the Structure and Lot must maintain one or the other unit as their principal place of residence. If residence, as demonstrated by vehicle registration, voter registration or affidavit, is discontinued or interrupted for more than six months, the Special Exception permitting the ADU shall be void.

OFFICIAL BALLOT FOR

Amending the Accessory Dwelling Units Ordinance in Zoning Ordinances

VOTE: Are you in favor of amending this ordinance?

YES

NO

OFFICIAL BALLOT

AMEND

ACCESSORY DWELLING UNITS
ORDINANCE