

6.3 ACCESSORY DWELLING UNIT (ADU) ORDINANCE

Any and all ADU's are only allowed in districts R1, R2, and CONS as table #1 in Article 7 delineates, with **SPECIAL EXCEPTION** per RSA 674:71 to 73.

ADU is defined in DEFINITIONS

A residential living unit that is within or attached to 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.

Planning Board and Zoning Board of Adjustment approvals are required.

Building Permit is required.

Only one (1) ADU allowed per single-family dwelling.

Owner of property must occupy either principal dwelling or ADU.

Maximum size of any ADU is 1000 sq ft.

ADU is required to be attached to the principal dwelling unit.

Detached ADU is not allowed

Maximum number of bedrooms in the ADU is two(2).

The principle dwelling unit and ADU must comply with all existing zoning requirements, such as lot sizing, setbacks, that are appropriate to single family units.

Water and sewage systems need not be separate but must comply with town and state regulations.

An interior door shall be provided between the principal dwelling unit and the ADU, but is not required to remain unlocked.

Adequate parking must be provided per regulations.

TABLE OF CONTENTS

TITLE.....	3.
DEFINITIONS.....	3.
ARTICLE 1 PURPOSE.....	8.
ARTICLE 2 ENFORCEMENT/BUILDING PERMITS.....	8.
ARTICLE 3 BOARD OF ADJUSTMENT.....	9.
ARTICLE 4 VIOLATION/ENFORCEMENT.....	9.
ARTICLE 5 GROWTH MANAGEMENT ORDINANCE(expired 2013).....	10.
ARTICLE 6 DISTRICTS.....	10.
ARTICLE 6.2 GROUNDWATER PROTECTION ORDINANCE.....	13.
<i>ARTICLE</i> ARTICLE 7 USES <i>603 Accessory Dwelling Units (ADU)</i>	21.
TABLE # 1 Uses.....	22.
DISTRICT MAP.....	23.
TABLE # 2 Dimensional Requirements.....	24.
ARTICLE 8 SPECIAL EXCEPTIONS.....	27.
ARTICLE 9 VARIANCE.....	29.
ARTICLE 10 MANUFACTURED HOMES, MANUFACTURED HOME PARKS AND CAMPING TRAILER PARKS.....	29.
ARTICLE 11 APARTMENT CONVERSION STANDARDS.....	31.
ARTICLE 12 SIGNS.....	32.
ARTICLE 13 OPEN SPACE RESIDENTIAL DEVELOPMENT.....	33.
ARTICLE 14 NON-CONFORMING USES.....	40.
ARTICLE 15 IMPACT FEES.....	41.
ARTICLE 16 FLOOD PLAIN DEVELOPMENT.....	43.
ARTICLE 17 WETLANDS CONSERVATION ORDINANCE.....	52.
ARTICLE 18 AMENDMENT OF ORDINANCE.....	57.
ARTICLE 19 SEPARABILITY CLAUSE.....	57.
ARTICLE 20 INTERPRETATION AND CONFLICT.....	58.
ARTICLE 21 EFFECTIVE DATE OF ORDINANCE.....	58.

TITLE

This ordinance shall be known and may be cited as Town of Northfield Zoning Ordinance, hereinafter referred to as "this ordinance."

DEFINITIONS

For the purpose of this ordinance, certain terms are defined as provided in this section.

ACCESSORY USE/STRUCTURE. A detached building or use which is located on the same lot as the principal building and the use of which is incidental and subordinate to that of the principal use, including, but not limited to, pools, sheds, shipping containers, canvas garages and garages, including a freestanding structure with a flexible or rigid sheathing material such as fabric, canvas, rubber, plastic, wood, metal or glass used as a workspace or for the enclosure and/or storage of property, vehicles, animals or persona.

ACCESSORY DWELLING UNIT (ADU)

~~*Definition.* The new law defines an "accessory dwelling unit" (or "ADU") as "a residential living unit that is within or attached to 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." They often go by other names, such as accessory apartments or in-law apartments. Whatever a municipality calls them, they must be permitted under the new law.~~

id in which or upon which a
nce, servicing, repair or painting of
ding fuels, oil and antifreeze shall

single family residence also offers
modation, and offers meals
shall be subordinate to the

BODIES OF WATER. Bodies of Water, as defined for the Town of Northfield in this Ordinance shall include Knowles Pond, Sandogardy Pond, the Merrimack River, the Winnepesaukee River, and the Tioga River.

BUILDING. A structure, including all integral parts thereof, intended for the use and occupation as a habitation, or for some purpose of assembly, business, manufacture, institutional storage, ornamentation, or shelter of persons, animals, or chattels. This term shall include accessory buildings, subordinate to a main building and customarily incidental to the purpose of a main building, including open porches, open breezeways and any other roofed area.

BUILDING PERMIT. Written permission issued by the proper Town official prior to/and authorizing the construction, repair, alteration, addition to a structure, demolition, or significant change in use to a property.

CAMPGROUND. A plot of ground upon which two or more campsites are located, established, or maintained for occupancy by camping units as temporary living quarters for recreation, education or vacation purposes.

**ARTICLE 7
TABLE #1
USES BY DISTRICT**

USE	DISTRICT				
	R-1	R-2	C/I	CONS	
Single Family Residence	P	P	N	P	
Two Family Residence	P	P	N	P	
Multi Family Residence 4 units or less	E	P	N	N	
Multi Family Residence 5 units or more	N	P	E	N	E
<i>Accessory Dwelling Unit (ADU)</i> Agriculture as defined in RSA 21:34-a	P	P	E	P	E
Automotive Repair	N	P	E	P	N
Bed & Breakfast	E	P	P	P	P
Campground	E	E	N	E	E
Church	P	P	E	E	E
Conference Center	E	P	E	E	E
Country Club	E	P	N	E	E
Educational Facility	P	P	E	E	E
Home Occupation	P	P	P	P	P
Indoor Recreational Facility	E	P	P	P	E
Industrial and Manufacturing	N	E	P	P	N
Light Manufacturing	N	N	P	P	N
Manufactured Housing Park	N	E	N	N	N
Medical Care Facility	E	E	P	P	N
Motel, Hotel, Inn	N	E	P	P	E
Municipal Building	E	P	P	P	E
Nursing Home	E	P	E	E	N
Office	E	P	P	P	E
Outdoor Recreational Facility	E	P	N	E	E
Research & Development	N	E	P	E	N
Residential Home-Care Facility	E	E	E	E	E
Restaurant	E	P	E	E	E
Retail Sales	E	P	P	P	E
Sale of Home Produce and Products	P	P	P	P	P
Self-Service Storage Facility	N	E	E	E	N
Service Business	E	P	P	P	E
Warehouse	N	E	P	P	N
Wireless Service Facility	E	E	E	E	E
Wholesale	N	N	P	P	N

Note: Site Plan Review Authority shall be required for the development or change or expansion of use for non-residential uses, or for multi-family dwelling units, whether or not such development includes a subdivision or re-subdivision.