

Town of Canterbury, NH

Zoning Ordinance

(Proposed Amendment)

Relating to Accessory Dwelling Units

Are you in favor of the adoption of the following amendment to the existing Canterbury Zoning Ordinance as proposed by the Planning Board?

In Article 3 Definitions, amend ACCESSORY APARTMENT

1. Add the phrase “or in an existing accessory structure”.
2. Add the phrase “Either the primary single family unit or the accessory apartment must be owner occupied”.
3. Remove the phrase “The primary single family unit must have in excess of 1,500 square feet of gross floor area, not including the accessory apartment.”

To read as follows: Additions are indicated below in italics, removals by strike thru.

ACCESSORY APARTMENT

An accessory apartment is a second completely private living unit that is located in the same structure as a single family residence *or in an existing accessory structure*, and not requiring increased acreage or frontage. ~~The primary single family unit must have in excess of 1,500 square feet of gross floor area, not including the accessory apartment.~~ The second dwelling unit (the accessory apartment) shall have no more than 600 square feet of gross floor area and contain no more than two rooms in addition to a kitchen and bathroom. Only one such accessory apartment shall be permitted per lot. *Either the primary single family unit or the accessory apartment must be owner occupied.*

Accessory apartments shall meet all relevant codes and sanitary requirements and shall require a certificate of occupancy. Prior to the issuance of a building permit for an accessory apartment, the existing septic system must be certified as being adequate for the additional bedroom space or a new or expanded septic system must be approved by the Water Supply & Pollution Control Division, Department of Environmental Services or its successor agency.

Gross floor area shall mean the sum of the several floors (including basements) of the single family residence measured from the exterior walls, but not including interior parking or loading space for motor vehicles or any space where the floor to ceiling height is less than six feet.