

## WARRANT/BALLOT QUESTION:

Are you in favor of the adoption of Amendment #\_\_\_ to the Franconia Zoning Ordinance as proposed by the Planning Board as follows: To add the option of also allowing detached accessory dwelling units for family related use or long-term rental purposes (minimum 12 months), provided they receive Special Exception approval from the Zoning Board of Adjustment and meet the necessary conditions, as required.

The Planning Board unanimously recommends this amendment.

### **ARTICLE III SECTION 13 - ACCESSORY DWELLING UNITS:**

As a special exception, the Zoning Board of Adjustment may permit an accessory dwelling unit (ADU) to a One-Family Residential Structure in any district either as a conversion or new construction.

The purpose of this section is to increase and integrate the supply of affordable housing without the need for further land development and, with minimal negative impact on the community. This section increases flexible housing options for residents and provides elderly citizens with the opportunity to retain their homes and age in place.

Pursuant to RSA 674:33, the Zoning Board of Adjustment is hereby authorized to grant by Special Exception accessory dwelling units in accordance with the restrictions and requirements of this section. The Zoning Board of Adjustment shall grant the special exception only when the following conditions are met:

- A. A maximum of one (1) accessory dwelling unit may be permitted on property located in all zoning districts that allow Single-Family Dwellings and may be either attached or within the principal single-family dwelling unit ("attached ADU") or located in a separate structural ("detached ADU").
- B. For attached ADUs, an interior door shall be provided between the principal dwelling unit and the accessory dwelling unit.
- C. All municipal regulations applicable to single-family dwellings shall also apply to the combination of principal dwellings and accessory dwelling units, including but not limited to, lot and building dimensional requirements such as setbacks. A minimum of two parking spaces shall be provided for the accessory dwelling unit.
- D. The applicant for a special exception shall demonstrate adequate provisions for water supply and sewage disposal for the accessory and primary dwelling units in accordance with RSA 485-A:38. Water and wastewater systems for the units may be combined or separated.
- E. Either the principal dwelling unit or the accessory dwelling unit must be owner occupied. The owner must demonstrate that one of the units is their principal principle place of residence. Both the primary dwelling unit and the accessory dwelling unit must remain in common ownership. Transfer of either dwelling unit to condominium ownership is not permitted.
- F. Accessory dwelling units shall maintain an aesthetic continuity with the

principal unit as a single-family dwelling. Detached ADUs which are newly constructed shall not be taller than the primary dwelling unit.

- G. An attached accessory dwelling unit size shall be no larger than one-third (1/3) the size of the square footage of living space in the principal dwelling, or 750 square feet, whichever is larger. Detached ADUs shall be no larger than one-half (1/2) the size of the square footage of living space in the principal dwelling unit or 1,000 square feet, whichever is larger; however, in no event shall the square footage of a detached ADU exceed 1,500 square feet.
- H. The accessory dwelling unit shall have no more than two (2) bedrooms.
- I. Detached ADUs may only be rented on a long-term basis (a minimum of 12 months). Short term rentals of detached ADUs are prohibited.