

## Article V – General Residential and Agricultural District

## Section 4. Accessory Apartments

## A. Purpose:

Accessory Apartments are permitted in order to provide expanded housing opportunities and flexibility in household arrangements to accommodate family members or nonrelated people of a permitted, owner occupied, Single Family Dwelling, while maintaining aesthetic and residential use compatible with homes in the neighborhood. Accessory Apartments are permitted to enhance reasonable and realistic opportunities within Madbury for a balanced supply of housing affordable to persons and families of low and moderate income. (See RSA 672:1,III-e)

## B. Requirements and Limitations

1. Accessory Apartments shall be attached secondary and accessory to a principal Single Family Dwelling unit.
2. The Accessory Apartment should be developed in a manner consistent with the character or appearance of the principal dwelling unit as a Single Family Dwelling.
3. An Accessory Apartment shall not be considered to be an additional Dwelling Unit for the purpose of determining minimum lot size.
4. Only one Accessory Apartment shall be allowed per Single Family Dwelling and lot. Lots must conform to current requirements for Single Family Dwellings.
5. Any necessary additional entrances or exits shall be located to the side or rear of the building whenever possible.
6. Accessory Apartments shall be designed to allow for reincorporation into the principal Dwelling Unit.
7. The gross living area of an Accessory Apartment shall not be less than 350 square feet and not greater than 650 square feet.
8. Accessory Apartments shall have not more than one bedroom.
9. Adequate off street parking shall be provided to serve the combined needs of the principal Dwelling Unit and the Accessory Apartment.
10. Adequate provisions must exist or be made for ingress and egress of vehicles.
11. The existing, replacement or proposed septic system must be certified by a licensed septic designer as adequate to support the Accessory Apartment in accordance with New Hampshire RSA 485A:38.
12. A building permit for an Accessory Apartment must be issued prior to the construction of such unit. A Building Permit shall not be issued unless all requirements of this ordinance are met.

*Lacks a requirement for an interior door between accessory apartment and the principal dwelling unit.*