

Amendment No. 1

Are you in favor of the adoption of Amendment N0.1 as proposed by the Planning Board for the Candia Zoning Ordinance to amend Article III Definitions, Section 5.02 and Sections 15.04 E to redefine the “accessory dwelling unit” to include a detached accessory dwelling unit to be permitted by right in the residential and mixed use districts as follows:

ARTICLE III: DEFINITIONS

Accessory Dwelling Unit: A second dwelling unit attached **or detached** which is permitted by a land use control regulation to be located on the same lot, plat, site or other division of land as the principal dwelling unit. RSA 674.21. (2019)

Section 5.02: Table of Use Regulations: In this table for each use and each District:

- (P) Shall denote a use PERMITTED BY RIGHT
- (S) Shall denote a use PERMITTED ONLY BY SPECIAL EXCEPTION granted by the Board of Adjustment
- (C) Shall denote a use PERMITTED ONLY BY CONDITIONAL USE PERMIT granted by the Planning Board
- (-) a dash shall denote a use that is EXPRESSLY PROHIBITED

Type of Land Use	Zoning Districts				
A. Residential:	R	C	MX	LI-1	LI-2
1. One-family dwelling	P	-	P	-	-
2. One Accessory Unit, subject to provisions of 15:04E (2003)	P	-	P	-	-

(renumber the remaining lines)

Section 15.04 E.

Any single family dwelling in the residential or mixed use districts may be converted, modified or constructed to provide for an accessory dwelling unit. The accessory dwelling unit is permitted as per section 5.02 and are subject to following restrictions:

- The accessory dwelling unit may be within, attached or detached to the main dwelling.
- There shall be no more than two bedrooms in the accessory dwelling unit.

Adequate water supply shall be available. Sewer disposal service shall be provided in accordance with the State of New Hampshire Department of Environmental Services as applicable.

There shall be a maximum of **850 square feet of living space** for the accessory dwelling unit **nor shall it exceed 75% of the square footage of the primary dwelling.**

On-site parking **shall be provided in overall compliance with Article IX for the main dwelling and any accessory dwelling units on the premises.**

All existing setback requirements shall be met.

Architectural enhancements will be employed for the purpose of maintaining aesthetic continuity with the principal dwelling unit resulting in attached units appearing as a single family dwelling unit and detached unit appear to be similar to main dwelling.

Either the primary or accessory dwelling unit shall be occupied by the owner of the property.

The current State Building and Fire Codes for two family dwelling shall apply to attached units.

Detached units shall be within 100 feet of the primary dwelling unit.

Accessory dwelling unit must use the existing entrance(s) from the street and share with the primary dwelling.

Amendment No. 2

Are you in favor of the adoption of Amendment N0.2 as proposed by the Planning Board for the Candia Zoning Ordinance to amend Article III Definitions, Section 5.02 and Sections 15.04 E to redefine the “accessory dwelling unit” to include allow a second accessory dwelling unit by special exception in the residential and mixed use districts as follows:

ARTICLE III: DEFINITIONS

Accessory Dwelling Unit: A secondary dwelling unit attached or detached which is permitted by a land use control regulation to be located on the same lot, plat, site or other division of land as the principal dwelling unit. RSA 674.21. (2019)

Section 5.02: Table of Use Regulations: In this table for each use and each District:

- (P) Shall denote a use PERMITTED BY RIGHT
- (S) Shall denote a use PERMITTED ONLY BY SPECIAL EXCEPTION granted by the Board of Adjustment
- (C) Shall denote a use PERMITTED ONLY BY CONDITIONAL USE PERMIT granted by the Planning Board
- (-) a dash shall denote a use that is EXPRESSLY PROHIBITED

Type of Land Use	Zoning Districts				
A. Residential:	R	C	MX	LI-1	LI-2

1. One-family dwelling	P	-	P	-	-
2. First Accessory Units, subject to provisions of 15:04E (2003)	P	-	P	-	-
3. Second Accessory Units subject to provisions of 15:04E (2003)	S	-	S	-	-

(Renumber remaining lines)

Section 15.04 E.

Any single family dwelling in the residential or mixed use districts may be converted, modified or constructed to provide **for a maximum of two accessory dwelling units** . The initial accessory dwelling unit is permitted as per section 5.02. **A second accessory dwelling unit shall be permitted as a special exception as per section 15.04A.** All accessory dwelling units are subject to following restrictions:

Accessory dwelling unit may be within, attached or detached to the main dwelling.

There shall be no more than two, with a maximum of one detached, accessory dwelling units for any single-family dwelling

There shall be no more than two bedrooms in the accessory dwelling unit.

Adequate water supply shall be available. Sewer disposal service shall be provided in accordance with the State of New Hampshire Department of Environmental Services as applicable.

There shall be a maximum of 850 square feet for the accessory dwelling unit nor shall it exceed 75% of the square footage of the primary dwelling.

On-site parking shall be provided in overall compliance with Article IX for the main dwelling and any accessory dwelling units on the premises.

All existing setback requirements shall be met.

Architectural enhancements will be employed for the purpose of maintaining aesthetic continuity with the principal dwelling unit resulting in attached units appearing as a single family dwelling unit and detached unit appear to be similar to main dwelling.

Either the primary or accessory dwelling unit shall be occupied by the owner of the property.

The current State Building and Fire Codes for two family dwelling shall apply to attached units.

Detached units shall be within 100 feet of the primary dwelling unit.

Accessory dwelling unit must use the existing entrance(s) from the street and share the primary dwelling.