

# Accessory Dwelling Units

SB-146

# References & Research

- NH Senate Bill 146
- NH Office of Energy & Planning - Tech Bulletin ADU
- Plan NH - ADUs in New Hampshire
- New Hampshire Municipal Assoc.
- Government Affairs Council for New Hampshire Municipal Assoc.
- US Department of Housing and Urban Development
- Londonderry, NH - Zoning
- Hollis, NH - Zoning
- ADU Case Study - Denver, CO
- New London, NH - Master Plan
- New London, NH - Community Survey
- [MRSC.org](http://MRSC.org) - Municipal Research and Services Center
- [AccessoryDwellings.org](http://AccessoryDwellings.org)
- [PSRC.org](http://PSRC.org) - Puget Sound Regional Council
- [mass.gov](http://mass.gov) - Smart Growth/Smart Energy - ADU Case Studies
- AARP - “Big Sense of Small Homes”

# Where to Begin

- Current zoning is not in conformance with State Law SB-146
  - If we do not adjust, our regulations become invalid when the law comes into effect in 2017
- New London Planning Board developed a sub-committee to specifically deal with this upcoming change to our current Zoning required by SB -146
- SB-146 allows “By Right”, “Special Exception” or “Conditional Use”
  - Sub-committee decided Planning Board review allowed the most amount of input and control

# Must, May...

- Obligations under State Law:
  - **Must**, Be an independent Living Unit
  - **Must**, Have interior door between connected units
  - **Must**, Have adequate water supply and sewage disposal
  - **May**, control appearance
  - **May**, Require Owner occupancy
  - **May**, Require demonstration of Owner occupancy
  - **May**, Regulate occupants per bedroom
  - **May**, Limit unrelated individuals
  - **May**, limit minimum and maximum sizes

# ...Must Not

- Obligations under State Law:
  - **Must Not**, require to be less than 750 square feet
  - **Must Not**, require familial relationship between units
  - **Must Not**, restrict to less than 2 bedrooms
  - **Must Not**, require additional lot area (applies to attached ADU only)
  - **Must Not**, separate water or sewer/septic
  - **Must Not**, require joining door to remain unlocked

# Current New London Regulations

Purpose - “...provide opportunity for the development of small rental housing units....improve New London’s inventory of affordable housing without significantly altering the rural character... make more efficient use of existing housing stock.”

1. “...intended to be secondary... does not alter the character or appearance of the principal dwelling as a single family residence.”
2. “...no exterior modifications... that will alter character or appearance as a single family residence...exits added to rear or side of the building.”
3. ADU not considered additional Dwelling Unit for purposes of lot size/density
4. no less than 300 square feet, no greater than 1,000 or 35% existing
5. re-incorporation, internal access
6. owner required domicile
7. original dwelling must be 5 years old
8. no more than 2 bedrooms
9. meet sewage requirements
10. adequate off-street parking

# Facts, New London Master Plan

- Purpose (New London Zoning, ADU) - “...provide opportunity for the development of small rental housing units....improve New London’s inventory of affordable housing without significantly altering the rural character... make more efficient use of existing housing stock.”
- 72% of New London Residents support expanding opportunities for ADU for “people who work in town.”
- 66% of New London Residents feel there is a need for affordable housing in New London
- over 50% of New London residents support “housing over businesses”, “more rental unit opportunities”, “denser workforce housing” and conversion of single family homes to multiple units
- Planning Board (2011) developed the following goals:
  - “Encourage the provision of safe, adequate and affordable supply of housing for residents of all income levels.”
  - “Provide housing opportunities to attract a more balanced mix of resident age groups.”
  - “Assist households and individuals with special housing problems to attain suitable housing, including the senior, handicapped, minorities, low and moderate income persons, young families and large families.”

# Facts, National

- Studies to date show no “boom” in ADU development (attached and/or detached) without financial incentive offered. (*With lenient regulations, Denver, CO had 66 units in 10 years. 6.6 units built in a city of 650,000 residents*)
- Studies indicate a local economic benefit through construction spending and increased tax values
- ADUs are typically long term rentals (*one study indicated 79.5% over 1 year and 14.4% of the remaining 20.5% were additional family or work space*)
- ADUs are being built by people “getting older”, for additional income, additional family and potential to move into the smaller unit.
- Smaller housing options are needed. Since 1940 the average size of the US household has steadily dropped from 3.7 to a current 2.2
- 60% of US households are 1 or 2 people (2011)
- Studies indicate cost to build an ADU are less than those of “Affordable Housing”. (*...and in the hands of citizens, not municipalities or developers*)
- Studies indicate detached units offer greater independence from the primary unit

# *General Lack of Facts, National*

No studies were found to indicate any of the following:

- decrease in property values
- lending concerns with banks
- ‘boom’ in ADU construction
- increase in parking concerns
- increase in environmental impact
- increase in “undesirable” effects

# Moving Forward



*“A gentler and more sustainable society.”*