

Date: _____

Applicable Code Edition **2018 IRC as of 1/1/23**

(FOR OFFICE USE ONLY)

| <u>APPLICANT NAME</u> | <u>ADDRESS (If different from above)</u> | <u>DATE</u> |
|--|--|-------------|
| Print _____ Signature _____ Phone Number _____ Email Address: _____ | | |

5.18 Accessory Dwellings Adopted 10/19/2015

To increase housing alternatives while maintaining neighborhood aesthetics and quality, one accessory dwelling is permitted on any property containing an owner-occupied single-family dwelling, provided the following conditions are met:

- A. Accessory Dwellings shall be permitted only on properties containing an owner-occupied single-family dwelling.
- B. There shall be not more than one accessory dwelling per lot.
- C. An accessory dwelling shall not be considered to be an additional dwelling unit for the purposes of determining minimum lot size (of Section [4.2.1.3](#)) or development density of the property.
- D. The owner of a property containing an accessory dwelling shall reside in either the principal or the accessory dwelling, as of the date of the permit approval.
- E. The accessory dwelling shall contain fully self-sufficient living quarters, consisting of adequate sleeping, bathing, and eating accommodations.
- F. The maximum size for an Accessory Dwelling shall not exceed 40% of the living area of the principal dwelling, and shall include no more than 2 bedrooms.
- G. The accessory dwelling shall be subsidiary in size and function to the principal dwelling and be consistent with the principal dwelling in appearance, design, colors, and materials.
- H. The accessory dwelling may be located within or added to the principal structure, or attached to an accessory structure such as a free-standing garage, or may itself be a free-standing accessory structure.
 - 1. If contained within or added to the principal structure, exterior entry to the accessory dwelling shall not face the street as a second door.
 - 2. If a free-standing structure or attached to a free-standing structure, the accessory dwelling shall be located only in the side or rear yard of the property.
- I. All required setbacks shall be complied with.
- J. If the accessory dwelling is not on public water and sewer, then well and septic provisions shall comply with New Hampshire Department of Environmental Services regulations.
- K. There shall be one parking space in the rear or side yard for the accessory dwelling and no additional curb cut.
- L. The structure and lot shall not be converted to a condominium or any other form of legal ownership distinct from the ownership of the principal single-family dwelling.
- M. Every Accessory Dwelling shall be deemed a unit of workforce housing for purposes of satisfying the municipality's obligation under [RSA 674:59](#).

Town of Londonderry, NH
Building Department 432-1100 ext. 115
268 Mammoth Road, Londonderry, NH 03053

PERMIT PROCEDURE FOR ACCESSORY DWELLING

Fill out the Accessory Apartment dwelling application. There is a \$25.00 application fee required when submitting

Submit all required drawings and paperwork:

Detached Dwellings:

Construction plans

Floor plan*

Energy form

Plot plan)

*The floor plan shall be detailed showing the dimensions of all rooms and each room shall be labeled. We shall also require a plan showing the existing bedrooms.

Interior Renovation of existing house:

Floor plan*

Energy form

*The floor plan shall be detailed showing the dimensions of all rooms and each room shall be labeled. We shall also require a plan showing the existing bedrooms.

Once the permit is approved the remainder permit fee will be due at the time the permit is picked up. The permit fee is based on the cost of construction, (square foot construction cost to determine construction cost for detached dwellings) and the fee is \$6.00 per thousand.

A list of inspections and additional permits will be listed on the permit.