

**2017 Draft Proposed Zoning Amendments – Warrant Article  
Proposed Change to Section 15:04 E to conform to the State Regulations SB 146.**

Amendment #1

ARTICLE XV: SPECIAL EXCEPTION USES, Section 15.04E Accessory Dwelling Units:

To replace current Section 15.04E with the following:

Any dwelling unit in the residential or mixed use districts may be converted or constructed to provide for one accessory dwelling unit subject to conformance with Section 15:02 Special Exception Standards and any additional requirements imposed by the Board of Adjustment under Section 15:03, Special Exception Conditions and subject to the following restrictions:

- 1: There shall be no more than one accessory dwelling unit for any single family dwelling.
2. There shall be no more than two bedrooms in the accessory dwelling unit.
3. Adequate sewer and water service shall be provided. One septic system shall serve the entire property and the adequacy of the system shall be certified by a licensed septic installer.
4. There shall be a maximum of 750 square feet of heated living space for the accessory dwelling unit.
5. On-site parking for one additional vehicle shall be provided.
6. All existing set back requirements shall be met.
7. The accessory unit shall be within or attached to the main dwelling unit.
8. Architectural enhancements will be employed for the purpose of maintaining aesthetic continuity with the principal dwelling unit resulting in both units appearing as a single family dwelling unit.
9. Either the primary or the accessory dwelling unit shall be occupied by the owner of the property.
10. The complete structure shall meet the current State Building and Fire Codes for two family dwellings.