

SNHPC

# HOW-TO- DO AN ADU

A GUIDE TO ACCESSORY  
DWELLING UNITS IN  
GOFFSTOWN, NH



# The Basics

## WHAT IS AN ADU?

An Accessory Dwelling Unit (ADU) is a residential unit that can be added to a lot with an existing single family home. ADUs can be detached (a separate building in a backyard), attached to or part of the primary residence, or even a garage conversion. ADUs are independent units that have their own kitchens, bathrooms, living areas, and entrances. In Goffstown, ADUs must be attached to the single-family home.

## WHAT IS THE ADU LAW?

The Accessory Dwelling Unit (ADU) law requires municipalities to allow internal or attached accessory dwelling units in all zoning districts where single-family dwellings are permitted. It establishes in state law that an internal or attached ADU is part of single-family use of a parcel, not a separate use.<sup>[1]</sup>

## WHY BUILD AN ADU?

ADUs allow people housing flexibility over time. You can design an ADU in which to age in place, and then rent out your main house, allowing you to stay in your neighborhood as you grow older, and at less cost. Parents, caregivers, or adult children can also live in ADUs. ADUs use fewer resources like gas and electricity due to their size, and reduce the per capita residential footprint.

# ADUs in Goffstown

## WHAT'S ALLOWED?

One (1) accessory dwelling unit (ADU) may be attached to a single-family residence subject to the following provisions:

- An ADU shall be clearly incidental to the primary use of the property as a single-family residence; and shall not occupy more than eight hundred (800) square feet of gross floor area within the residence;
- An ADU shall be constructed within OR attached to a single family residence;
- At least **one** interior connecting door, or other access for persons to pass between the primary residence and the ADU, shall be provided;
- The single-family structure or the ADU must be owner occupied
- Septic System design and capacity shall be approved by the NH Department of Environmental Services;
- No new exterior entrance or exit to an ADU shall be constructed facing the front of the single family residence;
- At least **one** parking space shall be provided for an ADU, and no new curb cut from the street shall be constructed;
- Exterior construction and materials for an accessory dwelling unit shall be uniform with the single-family residence;
- The lot on which the ADU is constructed shall meet the minimum lot size requirements, and the ADU shall meet the maximum height and minimum yard setback requirements.

Base District	Availability of Town Utilities	Minimum Lot Size	Minimum Lot Frontage	Permitting Process	Minimum Setback Requirements [4]				Maximum Building Coverage	Maximum Building Height
					Front	Rear	Side	Other		
			Feet		Feet	Feet	Feet	Feet	Percent	Feet
Conservation and Open Space (CO)	N/a	5.0 Ac	300	SE	100	50	50	-	5%	35
Agricultural (A)	N/a	2.0 Ac	200	SE	35	30	25	-	10%	35
Medium Density Residential (R-1)	None	1.0 Ac	150	SE	25	30	15	Side Street same as Front Street on corner lot	25%	35
	Either	1.0 Ac	150							
	Both	0.5 Ac	100							
High Density Residential (R-2)	None	40,000 SF	100	SE	25	30	15	Side Street same as Front Street on corner lot	25%	35
	Either	20,000 SF	100							
	Both	10,000 SF	100							
Residential Small Business Office (RSBO-1)	None	1.0 Ac	150	SE	25 [6]	30	15	Side Street same as Front Street on corner lot	25%	35
	Either	1.0 Ac	150							
	Both	0.5 Ac	100							
Residential Small Business Office (RSBO-2)	None	40,000 SF	100	CU	25	30	15	Side Street same as Front Street on corner lot	25%	35
	Either	20,000 SF	100							
	Both	10,000 SF	100							
Village Commercial (VC)	N/a	5,000 SF	50	CU	10	25	10	-	90%	45

[1] Buildable area – See glossary.

[2] Reduce residential density for mixed-use properties:

1du/ac to 0.5du/ac; 4du/ac to 3du/ac; 8du/ac to 6du/ac and 15du/ac to 10du/ac

[3] Notwithstanding maximum density, a two-family dwelling is allowed if the lot has both 3 acres and 300 frontage.

[4] Zero yards as part of a condominium project, or zero side yards in the VC district with masonry construction.

[5] More building footprint by Planning Board Conditional Use Permit.

[6]

[7]

Front yard shall be no less than the average existing building setback of adjacent buildings within 300 feet.

R-1 Allowed Density on a sliding scale as follows (the final calculation for dwelling units is rounded down):

Buildable acres up to and including 1.0 acre: 3 du/acre of total buildable area

Buildable acres over 1.0 acre and up to and including 2.0 acres: 4 du/acre of total buildable area

Buildable acres over 2.0 acres and up to and including 3.0 acres: 5 du/acre of total buildable area

Buildable acres over 3.0 acres: 6 du/acre of total buildable area