

GILSUM PLANNING BOARD
Proposed Zoning Amendments for 2024 Town Meeting

[Note: New language is shown as ***bold italic*** and language to be deleted is shown with a ~~strikethrough~~.]

Amendment #1: To delete Article VII, Paragraph H. and amend Article II – General Provisions, Paragraph K. Accessory Apartments, as follows:

ARTICLE II – GENERAL PROVISIONS

K. ~~ACCESSORY APARTMENTS DWELLING UNITS (ADU):~~ To implement recommendations contained within the Population & Housing section of the Master Plan, provisions are hereby adopted that are intended to ~~provide housing opportunities for elderly and/or handicapped persons who need assistance in daily living.~~ ***expand the supply of housing without further land development, as well as to encourage efficient use of existing housing stock and infrastructure, and provide an affordable housing option.*** ~~One accessory apartment is allowed per single family dwelling by Special Exception in all districts subject to the following:~~ ***subject to the conditions of Article VII, F. & H. ADU's are permitted in all districts subject to the following:***

1. ~~Only one accessory apartment ADU is permitted per single family (principal) dwelling, either of which must be owner-occupied by a permanent resident of Gilsum.~~
2. ~~The accessory apartment ADU may not exceed 750 square feet of floor area. The original dwelling may not be reduced to less than 750 square feet through the addition of the accessory apartment. Regardless of the size of an ADU, it must be smaller, therefore secondary and incidental, to the principal dwelling unit.~~
3. ~~If attached, the accessory apartment ADU shall be attached to the principal dwelling unit by a common wall with a common door that may, but is not required to be, locked.~~
4. ~~The accessory apartment ADU shall~~ ***may*** share the water and sewage disposal systems of the principal dwelling unit. Both systems must meet all applicable state standards for the proposed usage.
5. ~~Parking shall be accommodated off-street for all residents.~~
6. ~~The addition of an accessory apartment ADU may not result in any exterior change to the residential character of the neighborhood or property.~~
7. ~~A building permit must be received prior to occupancy. from the Selectmen or the Building Inspector and, if necessary, the Fire Chief.~~

Amendment #2: Amend ARTICLE XIII – DEFINITIONS by deleting the definition of Accessory Apartment and replacing it with a new definition, as follows:

Existing:

~~**ACCESSORY APARTMENT.** A residential living unit that is within or attached to a single-family dwelling, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking and sanitation on the same parcel of land as the principal dwelling unit it accompanies. (Amended March 17, 2017)~~

Proposed:

ACCESSORY DWELLING UNIT (ADU) means a residential living unit that is within or attached to a single-family dwelling, or is in a separate structure on the property, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating,

cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies.

Amendment #3: To amend Article XIII – Definitions, by deleting the definition of “Family”, as follows:

~~14. **FAMILY.** Any number of persons all of whom are related by blood, adoption or marriage, or no more than four persons who are living together as a single housekeeping unit and any one of which is not related by blood, adoption or marriage to all the others. (Added March 10, 2009)~~