

ACCESSORY DWELLING UNITS FAQ

The Planning Board was unanimous that the proposed changes would be consistent with current state statutes, remove unnecessary regulatory hurdles, and contribute to the overall well-being of Gilsum residents.

Q. What is an ADU?

- A. The New Hampshire Accessory Dwelling Units (ADU) statute (RSA 674:71-73) became law in 2016. The [NH Housing website](#) describes the intent of the law is to expand the supply of housing in communities without further land development, as well as to encourage efficient use of existing housing stock and infrastructure, and provide affordable housing options. The statute defines ADUs as residential living units that are within or attached to a single family dwelling, and provide independent living facilities for one or more persons. In the past these were often referred to as mother/father-in-law dwellings.

Q. Are there now state statutes that necessitate changes in Gilsum's ordinances?

- A. Yes, there is a state statute that requires all towns to allow one ADU - attached or within, a single-family home.
- B. In this year's legislative session, HB1291 introduces revisions that state (language added to current law appears in ***bold italics***). Gilsum's revisions *anticipate* this change:
- I. "Accessory dwelling unit" means a residential living unit that is ~~within or attached to~~ located on a lot containing 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. Accessory dwelling units may be constructed at the same time as the principal dwelling unit.***
- II. "Attached unit" means a unit that is within or physically connected to the principal dwelling unit, or completely contained within a preexisting detached structure.***
- III. "Detached unit" means a unit that is neither within nor physically connected to the principal dwelling unit, nor completely contained within a preexisting detached structure.***

Q. Can residents use the ADU ordinance to build and add mobile homes to their property?

- A. Mobile homes are principal dwelling units by definition (and state law), therefore they cannot be ADU's.

Q. Is there anything that would prevent someone from building multiple ADU's on a small parcel of land? For instance, multiple ADUs on an acre plot in the village?

- A. Gilsum's current zoning ordinance limits only 1 ADU for a lot with a single family (principal) dwelling. That remains the same, the proposed amendment does not change that. Keep in mind a building permit is required and if the zoning requirements like setbacks cannot be met then the applicant will still need to go before the ZBA.

Q. Do we know how many ADU's there are in Gilsum now?

- A. No

Q. Does an ADU affect how a property is assessed?

- A. I would think that the ADU would be assessed as real property and included in the property's overall building(s) assessment.**