

**TOWN OF PLAINFIELD
PLANNING BOARD
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Plainfield Planning Board will hold a public hearing on a proposed amendment to the existing Town Zoning Ordinance, on **Tuesday January 21st 2014 at 7:00 P.M. at the MERIDEN TOWN HALL 110 Main Street.** To be enacted, said changes require approval at the March 2014 Town Meeting.

Summary of the proposed changes to date:

Question 1. If approved, this change will allow an accessory apartment, to now be called an accessory dwelling unit or ADU, to be constructed in either attached or detached accessory buildings to the primary residence on the lot.

Question 2. If approved, this change will reduce the minimum acreage requirements for multifamily dwellings in most zones.

Question 3. If approved, this change will allow multifamily buildings to be considered as part of an Approved Business Project proposal.

Copies of the full text are available at the Plainfield Town Office, Plainfield Library and the Meriden Library. The changes are posted on the Plainfield Website, <http://www.plainfieldnh.org/planning.html>

Posted December 26th 2013
Stephen Halleran

01/07/14

Draft Zoning Changes for March 2014 Town Meeting

Question #1

In an effort to allow increased flexibility for housing options throughout town the Planning Board is proposing the following changes to the accessory apartment provisions of the Plainfield Zoning Ordinance. This change is intended to modify the current accessory apartment criteria broadening it to include units detached from the main dwelling unit.

Replace all instances of “accessory apartment” with “Accessory Dwelling Unit” except as provided below:

Add the following to Schedule A of the Plainfield Zoning Ordinance for the Village Resident Zone, Rural Residential Zone, Rural Conservation I Zone and Rural Conservation II Zones Special Exception list #31 **Approved Accessory Dwelling Unit (ADU)**.

Add to section 4.3 Principle Use of Lot: C) Accessory Dwelling Unit (ADU):

Accessory dwelling units are allowed in certain situations to:

- Create new housing units while respecting the look and scale of single-dwelling development;
- Increase the housing stock of existing neighborhoods in a manner that is less intense than alternatives;
- Allow more efficient use of existing housing stock and infrastructure;
- Provide a mix of housing that responds to changing family needs and smaller households;
- Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods;
- Provide a broader range of accessible and more affordable housing

A property may have only one ADU whether attached or detached. For attached accessory dwelling units, where no prior zoning board approval exists, no Zoning Board of Adjustment approval is necessary prior to obtaining a building permit. For all detached ADU's (where the relationship to the principle dwelling unit is less than enclosed by weather tight space including a continuous roof and continuous foundation), Zoning Board approval is required. In cases where a property has an existing zoning board approval the Zoning Board shall review the entire property and approved uses when determining whether or not an ADU (attached or detached) is allowable on the site. The ADU will be considered as an accessory use to the primary residential use.

If all of the following criteria are met, a detached ADU may be allowed by special exception in the VR, RR, RCI and RCII zoning districts:

Criteria which apply to all ADUs whether attached or detached:

1. The property owner must occupy the primary unit or the ADU as their permanent residence. Prior to occupancy the owner shall record at the Sullivan County Registry of Deeds an acknowledgement of the owner occupancy requirement in a form acceptable to the town.

2. ADU's may be between 320 and 800 sq feet and cannot exceed 50% of the gross living area of the primary residence.
3. The ADU shall contain no more than one bathroom and two bedrooms.
4. The parcel on which the ADU is built must be conforming in lot size and road frontage for the zone in which it is located. The ADU, whether a new or an existing structure, must satisfy the front, side, and rear yard setbacks for the zone. Setback encroachments or variances involving the living area square footage requirements are not allowed.
5. If applicable, the owner must seek a permit from the State of NH Department of Environmental Services Subsurface Systems Bureau in accordance with RSA 485-A:38.
6. At least one parking space must be designated for the ADU.
7. The ADU must use an existing curb cut on the property.
8. Utilities may be shared between the primary residence and the ADU, however, they must be configured in such a way to satisfy current life safety code requirements.
9. The local fire department shall be considered an abutter for the purposes of noticing ADU applications.

Criteria which apply to detached ADUs:

1. If a new structure, the ADU must be constructed and located, in the judgment of the Zoning Board, so that it does not detract from the character of the neighborhood.
 - a. The ADU should be subordinate in scale, size and placement to the primary residence.
 - b. The ADU's exterior should be similar in design and quality to the primary residence.
2. The peak of the ADU roof may not be higher than 25'.
3. When located in an outbuilding such as a barn or garage, whether existing or new, only the portion of the structure used for the ADU must conform to the dimensional requirements above.
4. Detached ADUs in the VR zone which are constructed after the adoption of this regulation shall require 20,000 square feet in addition to the minimum lot size. An ADU incorporated into a structure existing prior to the adoption of this regulation shall be exempt from this requirement.

Add to Article VIII Definitions the following:

Accessory Dwelling Unit: An attached or free standing independent residential unit, in addition to the primary residence on a single lot, which is between 320 and 800 square feet and which contains no more than one bathroom and two bedrooms.

[] yes

[] no

Question #2

In an effort to allow increased flexibility for housing options and to provide more opportunities for workforce housing the Planning Board is proposing the following amendment to the Plainfield Zoning Ordinance.

Remove from Schedule A Special Requirements for the Village Residential, Rural Residential Zone and Rural Conservation I Zone #1 which reads: Minimum lot size shall apply to each dwelling unit, except that an approved accessory apartment shall require an additional 20,000 square feet.

Add to Schedule A Special Requirements for the Village Residential Zones: #1 which will read: Minimum requirements for projects involving multifamily dwellings: The lot and proposed development must conform with all dimensional requirements and shall include an additional 20,000 sq feet of land for each additional dwelling unit proposed unless specifically excepted in section 4.3.B of Approved Combination of Related Uses.

Add to Schedule A Special Requirements for the Rural Residential and Rural Conservation I Zones: #1 which will read: Minimum Lot Size for projects involving multifamily dwellings: The lot must conform with all dimensional requirements for the zone in which it is located. If more than two units are proposed, an additional acre of land is required for each unit over two.

yes

no

Question #3:

In an effort to allow more flexibility with the Approved Business Project, by allowing property owners to include two or more dwelling units in an Approved Business Project proposal remove from section 3.5 letter g which reads:

g) Multiple residential uses, whether attached or detached may not be approved under this section.

yes

no