

CITY OF CONCORD

In the year of our Lord two thousand and twenty-six

AN ORDINANCE amending the CODE OF ORDINANCES, Title IV, Zoning Code; Chapter 28, Zoning Ordinance

The City of Concord ordains as follows:

SECTION I: Amend the CODE OF ORDINANCES, Title IV, Zoning Code; Chapter 28, Zoning Ordinance, by amending certain definitions included within the Glossary, as follows:

~~[*Accessory Dwelling Unit (ADU).* A residential living unit that is located on a lot containing a single-family detached dwelling 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.]~~

~~[*Attached accessory dwelling unit.* A unit that is within or physically connected to the principal dwelling unit, or completely contained within a pre-existing detached structure.]~~

~~[*Detached accessory dwelling unit.* A unit that is neither within nor physically connected to the principal dwelling unit, nor completely contained within a pre-existing detached structure.]~~

Dwelling.

- (a) ***Accessory Dwelling Unit (ADU).*** ***A residential living unit that is located on a lot containing a single-family detached dwelling 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, and in accordance with the standards set forth in 28-5-52 of this Ordinance. Accessory dwelling units may be constructed at the same time as the principal dwelling unit.*** ~~[A residential living unit that is within or attached to a single-family detached 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. A single-family detached dwelling with an ADU shall constitute two (2) dwelling units as defined in this Zoning Ordinance.]~~
- (b) ***Attached accessory dwelling unit.*** ***A unit that is within or physically connected to the principal dwelling unit, or completely contained within a pre-existing detached structure.***
- (c) ***Detached accessory dwelling unit.*** ***A unit that is neither within nor physically connected to the principal dwelling unit, nor completely contained within a pre-existing detached structure.***

~~[(b)]~~ **(d) Attached Dwelling (Townhouse).** A building containing ~~[two (2)]~~ **three (3)** or more dwelling units, each unit having direct access to the ground outside, **which are attached horizontally** and arranged such that units are separated on one or more sides by vertical party walls, and such that no unit is located over another unit.

~~[(e)]~~ **(e) Congregate Dwelling.** A multifamily dwelling for the elderly, developed and maintained in compliance with RSA 354-A:15, Housing for Older Persons, in which common dining facilities and certain personal services such as housekeeping, laundry, medical, or nursing services, are provided to residents.

~~[(f)]~~ **(f) Multifamily Dwelling.** A building containing three (3) or more dwelling units, and wherein units may be located on more than one floor.

~~[(g)]~~ **(g) Multifamily Dwelling for the Elderly.** A multifamily dwelling that is developed and maintained in compliance with RSA 354-A:15, Housing for Older Persons.

~~[(h)]~~ **(h) Single-family Detached Dwelling.** A building, other than a manufactured home, designed or intended as a residence exclusively for one family, and separated from any other building, except accessory buildings, by side and rear yards.

~~[(i)]~~ **(i) Two-family Dwelling (Duplex).** A **building containing two (2) dwelling units** ~~[detached building, or a pair of attached dwelling units, designed or intended for residential use]~~ for exclusive occupancy by two (2) families, **which does not satisfy the standards set forth in 28-5-52 of this Ordinance to be classified as a single-family detached dwelling unit with an attached accessory dwelling unit.**

SECTION II: Amend the CODE OF ORDINANCES, Title IV, Zoning Code; Chapter 28, Zoning Ordinance, Article 28-5, Supplemental Standards, by amending Section 28-5-2 Duplex or Two-Family Dwelling, as follows:

28-5-2 Duplex or Two-Family Dwelling.

~~[In any district where permitted, a duplex or two-family dwelling shall be placed on a lot that shall be of a minimum size and have a minimum frontage that is at least one and one-half (1½) times the minimum lot size and one and one-half (1½) times the minimum frontage as specified in Section 28-4-1(h), Table of Dimensional Regulations, of this ordinance, for that district.]~~ Where a two-family dwelling is permitted in a Performance District, the lot size and frontage shall be the same as for a two-family dwelling in a Downtown Residential (RD) District.

SECTION III: This ordinance shall take effect on adoption.

Explanation: Matter removed from the current ordinance appears in ~~[struck through.]~~
New items are shown in **bold italic** font