



# **CITY OF CONCORD**

*New Hampshire's Main Street™*  
***Community Development Department***

## **REPORT TO THE PLANNING BOARD**

**FROM:** AnneMarie Skinner, City Planner

**DATE:** July 25, 2025

**SUBJECT:** Ordinance amending the CODE OF ORDINANCES, Title IV, Zoning Code, Chapter 28, Zoning Ordinance, Glossary; Article 28-2, Zoning Districts and Allowable Uses; Section 28-2-4(k), Table of Accessory Uses, Use #13, Accessory Dwelling Unit; Article 28-5, Supplemental Standards, Section 28-5-52 Single-Family Detached Dwellings with One (1) Accessory Dwelling Unit (ADU); and Article 28-9, Administration and Enforcement, Article 28-9-4 Decisions by the Planning Board, Section 28-9-4(f), Architectural Design Review; and Glossary

### **Recommendation**

Accept this report and recommend that City Council move forward with the amendment.

### **Discussion**

In 2025, RSA 674:72 was amended by House Bill 577 (2025) to modify the definition of accessory dwelling units, expand accessory dwelling units by right to include detached units, add definitions related to accessory dwelling units, and increase the maximum square footage. As such, it is necessary to update the City's zoning ordinance as follows:

- Revise the accessory dwelling unit definition to match the state statute
- Add definitions for attached and detached accessory dwelling units as defined in the state statute
- Allow attached or detached accessory dwelling units by right in all zoning districts that permit single-family detached dwellings by right as an accessory use to a single-family detached dwelling
- Provide a prohibition against use of manufactured housing as accessory dwelling units
- Establish that no more than one accessory dwelling unit is allowed per lot, and that the single-family detached dwelling shall be the only principal use on the lot
- Provide that an accessory dwelling unit may be established on a lot where a single-family detached dwelling already exists, or may be constructed simultaneously with the single-family detached dwelling
- Prohibit condominium subdivisions in which the accessory dwelling unit is a separate condominium unit from the single-family detached dwelling

- Provide that either an independent means of ingress and egress or ingress and egress through a common space shared with the principal dwelling is required
- Establish that water and sewer services, as well as electrical services and panels, shall be in accordance with RSA 674:72
- Reiterate that the owner of the property where the accessory dwelling unit is located shall either occupy the principal residence or the ADU as their principal place of residence
- Provide for no minimum floor area requirement and a maximum of 950 square feet with a provision to increase to 1,250 or 50% of the floor area of the principal dwelling, whichever is less
- Establish off-street parking requirements
- Provide for conversion of existing structures to ADUs regardless of dimensional requirements
- Require separate addresses and mail receptacles
- Remove the architectural design review requirement for single-family detached dwellings with accessory dwelling units