



**CITY OF CONCORD**  
*New Hampshire's Main Street™*  
***Community Development Department***

Heather Shank  
*City Planner*

**TO:** Planning Board Members  
**FROM:** Heather Shank, City Planner  
**DATE:** April 17, 2017  
**SUBJECT:** Amendment to the Site Plan Regulations, Section 33, Architectural Design Review, Subsection 33.03, General Review Criteria

**Discussion**

In conjunction with the proposed amendment to the Zoning Ordinance allowing Accessory Dwelling Units (ADUs), Staff is also proposing an amendment to the Site Plan Regulations to add criteria for Architectural Design Review for ADU applications.

In accordance with RSA 674:72, a municipality may adopt design standards to regulate the appearance of ADUs. In order to maintain the character of single family home neighborhoods, Staff proposes that the Architectural Design Review criteria require that single family dwellings with ADUs maintain an aesthetic character that is consistent with conventional single family dwellings. In other words, a home with an ADU must look like a single family home, and not appear as a duplex or other multifamily dwelling.

The criteria include that the dwelling must have a single primary or dominant front entrance, and that building materials and colors for an addition to accommodate an ADU be consistent with the primary dwelling or with the appearance of the house as a single family dwelling.

**Recommendation**

Amend the Site Plan Regulations, Section 33, Architectural Design Review, Subsection 33.03, General Review Criteria to add criteria for Architectural Design Review for ADU applications.

A draft amendment that implements the proposed amendment is attached for review.