

ACCESSORY DWELLING UNIT CHECKLIST

Address of proposed ADU _____

General Standards

- Located in the D, RO, I, GR, SR, or RR Zoning District
- One of the units on the lot is owner-occupied
- The principal structure on the lot is a one-family dwelling
- The lot contains only one accessory dwelling unit which is subsidiary to the principal dwelling unit
- ADU has no more than two bedrooms
- ADU has a gross floor area of at least 350 sq. ft. and not more than 1000 sq. ft.
- ADU meets all applicable building and sanitation codes
- Has no fire escape or exterior stair located on a side(s) of the principal dwelling facing a street(s)
- Exterior finish materials, roof pitch, windows, & eaves maintain aesthetic continuity of principal dwelling

Attached ADU Standards

- Only one entrance is located on the side(s) of the principal dwelling facing the street(s)
- ADU has interior door to principal dwelling unit

Detached ADU Standards

- ADU maximum height is the lesser of 25 feet or the height of the principal dwelling

Conversion of an existing accessory structure

- The accessory structure conforms to the setback requirements for a residential use
- The detached accessory structure was existing as of May 9, 2017

New construction

- Only one entrance is located on the side(s) facing the street(s)
- The ADU is set back at least three feet from the building front line of the principal building, except in RR District if principal building is more than 150 feet back from front property line.

CERTIFICATION

I/We hereby certify that the above information is true and accurate, and that I/we understand that we must file a permit application with the Town Zoning, Planning & Code Department and obtain a Certificate of Occupancy in order for anyone to occupy the Accessory Dwelling Unit. I/We understand that a copy of the RECORDED RESTRICTIVE COVENANT must be provided to the Code Enforcement Officer before a final inspection is be scheduled or a Certificate of Occupancy issued.

Property Owner(s): _____

Signature _____

Date _____

Signature _____

Date _____

NOTICE OF RESTRICTION

PURSUANT TO the issuance of an Accessory Dwelling Unit Certificate of Use and a Certificate of Occupancy by the Town of Hanover, New Hampshire for an accessory dwelling unit on certain property herein described, I/We of _____ (mailing address), the undersigned owner(s) of the property located at _____, Hanover, NH, identified as Assessor's Map _____, Lot _____, being the same property conveyed by Deed recorded in the Grafton County Registry of Deeds at Book _____, Page _____, hereby agree, covenant and bind myself/ourselves, our heirs, and assigns that the property and accessory dwelling unit shall be used in compliance with the accessory dwelling unit regulations set forth in Article 7 of the Adopted Zoning Ordinance of the Town of Hanover, New Hampshire and all other applicable laws and regulations, including but not limited to the requirements set forth in Article 7 of the Zoning Ordinance that one of the units must be owner-occupied, and that the accessory dwelling unit shall not be converted to a condominium or any other form of legal ownership distinct from the ownership of the single-family dwelling.

The Town of Hanover shall have the power and authority to enforce this restrictive covenant in a court of law. All deeds for future conveyance shall contain reference to this Notice of Restriction.

IN WITNESS WHEREOF, the owner(s) of the above property have executed this Notice of Restriction on this _____ day of _____, 20_____.

PROPERTY OWNER(S):

Signature

Signature

Print Name

Print Name

Mailing Address

Mailing Address

STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON, ss.

On this _____ day of _____, 20_____, before me personally appeared _____, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed for the purposes therein contained.

Notary Public/Justice of the Peace

STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON, ss.

On this _____ day of _____, 20_____, before me personally appeared _____, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed for the purposes therein contained.

Notary Public/Justice of the Peace