

CURRENT CPO	PROPOSED
<p>III.C. Areas and Dimensions for structures and/or buildings:</p> <ol style="list-style-type: none"> <li>1. The minimum lot area is 2 acres.</li> <li>2. The minimum lot width at the building line is 200 feet</li> <li>3. The minimum lot depth from the front property line is 200 feet.</li> <li>4. The minimum lot width at the road frontage is 200 continuous and unbroken feet on a class V or better road, or a road shown on a map or subdivision approved by the Sullivan Planning Board and recorded in the Cheshire County Registry of Deeds, pursuant to RSA 674:41.</li> <li>5. The minimum set back from the highway right of way is 50 feet.</li> <li>6. The minimum set back from adjacent property lines is 20 feet.</li> <li>7. The maximum density allowed (including multifamily developments, and with the exception of one attached or internal ADU) is one dwelling unit for every two acres.</li> <li>8. The minimum total interior living area for a Principal Dwelling Unit shall be 700 square feet, of which not less than 600 square feet shall be on one level.</li> <li>9. The minimum total interior living area for an Accessory Dwelling Unit shall be 400 square feet and its area shall not exceed the area of the principal dwelling unit.</li> <li>10. The maximum height of a building shall be 35 feet above mean ground level.</li> <li>11. The minimum setback for a septic tank or leach field from any wetland is 75 feet.</li> </ol>	<p>III.C. Areas and Dimensions for structures and/or buildings:</p> <ol style="list-style-type: none"> <li>1. The minimum lot area is 2 acres.</li> <li>2. The minimum lot width at the building line is 200 feet</li> <li>3. The minimum lot depth from the front property line is 200 feet.</li> <li>4. The minimum lot width at the road frontage is 200 continuous and unbroken feet on a class V or better road, or a road shown on a map or subdivision approved by the Sullivan Planning Board and recorded in the Cheshire County Registry of Deeds, pursuant to RSA 674:41.</li> <li>5. The minimum set back from the highway right of way is 50 feet.</li> <li>6. The minimum set back from adjacent property lines is 20 feet.</li> <li>7. The maximum density allowed (including multifamily developments) is one principle dwelling unit with two ADUs OR one duplex for every conforming lot.</li> </ol> <p><i>[8. and 9. would be eliminated]</i></p> <ol style="list-style-type: none"> <li>10. The maximum height of a building shall be 35 feet above mean ground level.</li> <li>11. The minimum setback for a septic tank or leach field from any wetland is 75 feet.</li> </ol>

<p>IV.H. Accessory Dwelling Units (ADUs). One internal or attached accessory dwelling unit per single family dwelling will be deemed a permitted accessory use for all single-family dwellings.</p> <p>1. An internal or attached ADU shall be permitted for all single-family dwellings, subject to the following:</p> <p>a. Only one internal or attached ADU shall be permitted for each single-family dwelling,</p> <p>b. The ADU shall have an independent means of ingress and egress, or shall have ingress and egress through a common space such as a shared hallway to an exterior door,</p> <p>c. In order to be considered attached, there must be a common wall between the principal dwelling unit and the ADU, and</p> <p>d. Provision shall be made to meet local and State regulations for adequate water supply and sewage disposal service, and all other local regulations.</p> <p>2. A single detached ADU located on the same lot as and incidental to the principal dwelling unit shall be permitted for lots of 4 or more acres. A maximum of two detached ADUs located on the same lot as and incidental to the principal dwelling unit shall be permitted for lots of 10 acres or more. An approved septic system design is a prerequisite to construction.</p> <p>Refer to Article V for building permit requirements. Applicants should also consult Article III.C for the property dimensions, setbacks, and density requirements.</p>	<p>IV. H. Accessory Dwelling Units (ADUs). Two accessory dwelling units per single family dwelling shall be deemed a permitted accessory use for all single-family dwellings. Provision shall be made to meet local and state regulations for adequate water supply and sewage disposal service, and to conform to all other local and state regulations.</p> <p>1. An internal or attached ADU shall be permitted for all single-family dwellings.</p> <p>2. One detached ADU located on the same lot as and incidental to the principal dwelling unit shall be permitted on any conforming lot.</p> <p>3. The total square foot area of all ADUs on a lot shall be no more than 40% of the conditioned square foot area of the principal dwelling or 1,200 square feet, whichever is greater.</p> <p>Refer to Article V for building permit requirements. Applicants should also consult Article III.C for the property dimensions, setbacks, and density requirements.</p>
<p>CURRENT CPO</p>	<p>PROPOSED</p>
<p>Article IV. GENERAL PROVISIONS</p> <p>A. Dwelling Units</p> <p>1. Dwelling units must provide complete independent living facilities for one or more persons that include permanent provisions for living, sleeping, eating, cooking and sanitation, and occupying an area of 400 square feet or greater. No person shall occupy, lease to any person, or permit any other person to occupy a building as a dwelling</p>	<p>Article IV. GENERAL PROVISIONS</p> <p>A. Dwelling Units</p> <p>1. Dwelling units must provide complete independent living facilities for one or more persons that include permanent provisions for living, sleeping, eating, cooking and sanitation. No person shall occupy, lease to any person, or permit any other person to occupy a building as a dwelling unless each family or dwelling unit within such building</p>

<p>unless each family or dwelling unit within such building shall contain at least one flush-type toilet properly ventilated and constructed, and connected to a State-approved septic system for the flushing of the sewage to a septic tank with adequate leaching area or bed, or State-approved alternative waste disposal system.</p>	<p>shall contain at least one flush-type toilet properly ventilated and constructed, and connected to a State-approved septic system for the flushing of the sewage to a septic tank with adequate leaching area or bed, or State-approved alternative waste disposal system.</p>
<p>ARTICLE XI. DEFINITIONS  <b>Dwelling Unit.</b> A building or part thereof designed for residential occupancy providing complete independent living facilities for one or more persons that includes permanent provisions for living, sleeping, eating, cooking and sanitation and occupying an area of 400 square feet or greater. A principal dwelling unit is an allowed residential structure to which an accessory building or accessory dwelling unit is subordinate. Each dwelling unit shall contain at least one flush-type toilet, properly ventilated and constructed, and connected to a State-approved septic system for the flushing of the sewage to a septic tank with adequate leaching area or bed, or State-approved alternative waste disposal system.</p>	<p>ARTICLE XI. DEFINITIONS  <b>Dwelling Unit.</b> A building or part thereof designed for residential occupancy providing complete independent living facilities for one or more persons that includes permanent provisions for living, sleeping, eating, cooking and sanitation. A principal dwelling unit is an allowed residential structure to which an accessory building or accessory dwelling unit is subordinate. Each dwelling unit shall contain at least one flush-type toilet, properly ventilated and constructed, and connected to a State-approved septic system for the flushing of the sewage to a septic tank with adequate leaching area or bed, or State-approved alternative waste disposal system.</p>