

## Town of Atkinson

### ACCESSORY DWELLING UNITS (ADU)

**NEW** - (not pre existing) **PRIOR TO ISSUANCE OF BUILDING PERMIT**

#### **Obtain Conditional Use Permit from Planning Board**

- Apply to appear at Monthly Planning Board meeting
  - Public and abutters notification required
  - Adequate Septic Design
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**EXISTING** – Prior ZBA approval of Extended Family Accessory Living Unit on record  
(approved as a Special Exception Article IV Section 460:2)

***If no changes to previously approved size, no subsequent permits required.***

Prior approved Unit is considered an approved Accessory Dwelling Unit (ADU) with the following restrictions removed:

- The ADU does NOT have to be occupied by a family member
- A deed addendum is no longer required
- The ADU approval does NOT expire upon the sale of the property and will remain valid for all subsequent owners

The updated ordinance has increased the total ADU size to 1,000 square feet and shall have no more than 2 bedrooms

If homeowner wishes to increase the size of their ADU, they would need to apply for a conditional use permit from the Planning Board prior to the issuance of a building permit. (same as process above for NEW units).

**EXISTING** – ***NOT*** previously approved by ZBA

**But no construction required so no application for Building Permit pending.**

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