Peterborough, NH Accessory Dwelling Unit (ADU) FAQs

1. **Is there a minimum ADU size limit?** Yes, per Town Code, the minimum dwelling area size is 600sf, except for one-bedroom and efficiency units, which shall have a minimum of 400 square feet.

2. **Is there a maximum ADU size?** Yes, per our Zoning Ordinance, the maximum size of an ADU is 1,000 square feet or 30% of the gross living area of the principal unit.

3. **Can I rent an ADU as a long-term or short-term rental?** As long as the property owner lives on the lot, either the ADU or the primary home may be rented long-term. Presently, an ADU may be used as a short-term rental (i.e., Airbnb) for periods of less than 30 days as long as the property has received a zoning permit to operate as a Bed & Breakfast.

4. **Do I need a parking space for the ADU?** Yes. One off-street parking spot for an ADU is required in Peterborough.

5. **Can I use a manufactured home as an ADU?** Yes. So long as they meet the State building and fire codes, are permitted and inspected.

6. **There is an existing unit on my property that was built without permits. Can it be legalized?** Yes, nearly all existing unpermitted units are eligible for legalization through the Town's ADU legalization program. These units will need to be brought into compliance with current building, health, and safety codes.

7. **Do I need to notify my neighbors or have my ADU reviewed at a public hearing?** No. ADUs require only a building permit. Building permits do not require public notice and cannot be appealed. That said, providing courtesy notice to the residents of adjacent lots prior to the start of construction is neighborly.

8. **Does my ADU need a separate water meter/sewer connection?** ADUs created within or attached to a single-family home are not required to install separate connections for water and sewer service but could, in some cases, exceed the capacity of the existing connection and trigger the need to upsize the existing meter. This circumstance could result in the need to open the street to upsize the water main, which would also trigger additional permits and fees. We recommend consulting with the Water Department early in your planning process to try to identify any issues that are likely to affect your project. ADUs created as detached new construction will almost always trigger the requirement for new water and sewer connections and the associated fees.

9. **Will adding an ADU increase my property taxes?** Yes. Building an ADU will not cause the basis of your property taxes to be reassessed, but an increment representing the added value of the new structure will be added. Typically, this is around 1% of the value of the ADU (so building a $100,000 ADU would add about $1000 to your annual tax bill). Further information is available by contacting the Town Tax Assessor.

10. **Can I build more than one ADU on my property**? No. The Town of Peterborough only permits one ADU per lot.

11. **Do both attached and interior ADUs have to have a separate entry?** No, they do not.

12. **Will every type of ADU have a separate address from the main home? E.g., interior, attached, detached**. Interior or attached ADUs without a separate entrance are not required to have an address different from the primary home. However, interior and attached ADUs with a separate entrance would use the same house number as the primary home but designated with a letter, e.g., 123A Main Street. For detached ADUs, because they're a separate building on the parcel, they are required to have a unique address number.

13. **Can I put a composting toilet in an ADU?** No. Permanent plumbing facilities are required.

14. **I own a duplex. Can I have an ADU on my property?** No, ADUs are only allowed to be added to a single-family home. (§245-24.1A)

15. **I own a multifamily dwelling. Are ADUs allowed?** They are not. ADUs are only allowed to be added to a single-family home. (§245-24.1A)

16. **Once my ADU is built, can I sell it to the occupant?** Not if it's an interior or attached ADU, but maybe for a detached ADU – see #18 below.

17. **Can ADUs (either attached or detached) have their own garage or carport?** Yes, if they meet the appropriate set-backs.

18. **I have a detached ADU on my property. Can I subdivide the property and sell the ADU?** §245-24.1C2 says maybe – both lots would have to meet the minimum dimensional requirements of the Zoning district and would have to have their own utility connections. By doing this, the ADU would no longer be a true ADU and would be considered a single-family home.

19. **I would like to turn my existing single-family home into a detached ADU and then build a primary home on the property. Is that legal if I meet the required lot size?** Yes, it is, as long as the lot size and sizes of the primary home and the ADU meet the requirements of the Town's ADU ordinance.