

TOWN OF RICHMOND
NEW HAMPSHIRE
Richmond Planning Board



2025 proposed amendments to the Richmond Zoning Ordinances

Words in ~~strike through~~ are to be deleted.

Words in black are to be retained.

Words in **BOLD** black are to be added.

Planning Board Amendment #1: To change article 404 Permitted Accessory Uses, as well as 404.1

The following uses are permitted as accessory to a principal use allowed in this District. By definition, accessory uses are secondary and incidental to the principal use and may not expand beyond that limitation or change the character of the property. [Adopted March 12, 2013]

Purpose and Intent of ADU Ordinances

The purpose and intent of these ADU ordinances is to provide clear guidelines for the development of Accessory Dwelling Units (ADUs) in our rural residential town. This regulation aims to allow and encourage affordable/workforce housing options, support multi-generational living, and promote responsible land use, while preserving the rural character of our town.

404.1 Uses that are customarily associated with a principal permitted use (for example, garages, barns, sheds, swimming pools, **ADUs**) or one that is permitted by Special Exception pursuant to Article 11. [Adopted March 12, 2013] 404.2 Cottage industries. [Adopted March 12, 2013]

404.3 Accessory dwelling units (ADU)

404.3.1 There shall be ~~only one~~ accessory dwelling unit permitted **by right** per single-family dwelling. [Rev-March 14, 2006] [Rev- March 12, 2013]

404.3.2 ~~The~~ **Any** accessory dwelling unit may be no larger than ~~750~~ **the primary dwelling or 1000** square feet, **whichever is less, but in no case shall the ADU be required to be less than 750 feet.** [Rev-March 14, 2006] [Rev- March 11, 2011] [Rev- March 12, 2013] [Rev-March 7,2017]

404.3.3 Either the primary dwelling unit or ~~the~~ **any** accessory dwelling unit shall be occupied by the property owner. [Rev-March 14, 2006] [Rev- March 12, 2013]

404.3.4 ~~The~~ **Any** accessory dwelling unit ~~must~~ **may** be located in the primary dwelling or in an addition to the primary dwelling **or as a separate detached unit.** [Rev-March 14, 2006] [Rev- March 12, 2013] [Rev March 12, 2024]

404.3.5 ~~The~~ **Any** accessory dwelling unit shall not necessitate the establishment of an additional access into the property. [Rev-March 14, 2006] [Rev- March 12, 2013]

404.3.6 Documentation shall be provided that the sewage system **to be used by any ADU** is adequate **for the new use**, ~~to accommodate the increased demands on the systems and will be~~ **and is approved for that use** in accordance with all applicable standards and requirements of the NH Department of Environmental Services. [Rev-March 14, 2006] [Rev- March 12, 2013]

~~**404.3.7 The ADU shall be attached to or within the principal dwelling unit. In order to be considered an attached ADU there must be a common wall between the living space of the principal dwelling unit and the ADU. Detached accessory dwelling units are prohibited.**~~ [Rev March 7, 2017]

Planning Board Amendment #2

Are you in favor of the adoption of Amendment #2 as proposed by the Richmond Planning Board for the Town of Richmond Zoning Ordinance as follows:

Definitions

1721 Foundations - Foundations for buildings **must be built in conformity with all current NH State building codes.** ~~consist of footings and foundation walls.~~ [RevMarch 12, 2013]

310 Dwellings on Foundations

310.1 All dwelling units and additions shall be built on a permanent foundation. ~~Foundations will consist of footings and foundation walls. All footings must be constructed of concrete and placed below frost level.~~ All foundations ~~walls~~ **must** be constructed in accordance with the applicable **NH** State Building Codes.
[Adopted March 11, 1997] [Rev- March 14, 2006] [Rev- March 12, 2013]

310.2 Structures that are attached to a dwelling, such as decks, porches and barns, may be constructed on footings or piers provided they extend below the frost line. Any such structure that is converted to a dwelling unit must meet the foundation standards of 310.1. [Rev- March 14, 2006] [Rev. March 12, 2013]

Planning Board Amendment #3

Are you in favor of the adoption of Amendment #3 as proposed by the Richmond Planning Board for the Town of Richmond Zoning Ordinance as follows:

403 Uses Permitted by SpecialException

403.1 Multi-family residences. [Adopted March 12, 1996] [Rev- March 12, 2002]
[Rev- March 11, 2011]

403.2 Recreational uses. (Adopted-March 12, 2013)

403.3 Educational and cultural facilities. (Rev- March 12, 2013)

403.4 Home occupations. (Adopted-March 12, 2013)

403.5 Commercial or light industrial uses. [Adopted March 12, 1996]
[Rev- March 11, 2011] [Rev- March 12, 2002] [Rev- March 12, 2013]

403.6 Earth excavations. (Adopted-March 12, 2013)

403.7 **A second ADU per single family dwelling may be allowed by special exception subject to Zoning Board of Adjustment (ZBA) approval, provided that the second ADU meets all other current zoning and building regulations.**

Amendment #4

Normal Landscaping - In the Wetland Conservation District normal landscaping shall be only that altering of terrain that is associated with the installation of structures that are allowed unless otherwise allowed by Special Exception or Variance. In no instance shall any situation or erosion be allowed to affect wetlands by normal landscaping.

Amendment #5

601.1 Structures and disturbance

To protect the Richmond wetlands there shall be a twenty-five-foot {25'} buffer from wetlands in the Wetland Conservation District, as defined in Article 601, prohibiting disturbance of the existing natural terrain and the erection of structures unless otherwise allowed by Special Exception or Variance.