

HB 341 - AS INTRODUCED

2021 SESSION

21-0370

11/04

HOUSE BILL           **341**

AN ACT               relative to permissible residential units in a residential zone.

SPONSORS:       Rep. Vann, Hills. 24; Rep. Conley, Straf. 13; Rep. Caplan, Merr. 6; Rep. McWilliams, Merr. 27

COMMITTEE:      Municipal and County Government

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ANALYSIS

This bill requires that local legislative bodies permit by right certain single-family dwellings in residential districts to be used for up to four residential units.

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Explanation:       Matter added to current law appears in ***bold italics***.  
Matter removed from current law appears ~~[in brackets and struck through.]~~  
Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

STATE OF NEW HAMPSHIRE

*In the Year of Our Lord Two Thousand Twenty One*

AN ACT relative to permissible residential units in a residential zone.

*Be it Enacted by the Senate and House of Representatives in General Court convened:*

1           1 New Paragraph; Zoning; Grant of Power; Single Family Lots. Amend RSA 674:16 by inserting  
2 after paragraph V the following new paragraph:

3           VI. In the exercise of the powers granted under this subdivision, the local legislative body of  
4 a city, town, or county in which there are located unincorporated towns or unorganized places shall  
5 allow as a matter of right any single-family dwelling in a residential zoning district served by water  
6 and sewer or which can be connected to water and sewer by any means to be configured as a single 4-  
7 unit building, 2 duplex units, 4 single units, one duplex unit with 2 accessory dwelling units, 4  
8 townhouses, or one single family house with 3 accessory dwelling units. The lot and yard standards,  
9 setbacks, parking requirements, and lot coverage shall be nor more restrictive than those required  
10 for a single family dwelling. This paragraph shall apply to new construction or rehabilitation of  
11 existing buildings.

12           2 Effective Date. This act shall take effect 60 days after its passage.