

HARRISVILLE PLANNING BOARD
Complete Text of Proposed Zoning Ordinance Amendments
for Town Meeting
Tuesday, March 10, 2026

[NOTE: Proposed deletions are shown as ~~strikethroughs~~. Proposed additions are in underlined blue italics. Only zoning provisions with proposed amendments are included in the text below.]

ARTICLE VI – RESIDENTIAL AND AGRICULTURAL DISTRICT

6.1.4. No more than one single-family dwelling, or one duplex, ~~and one accessory dwelling unit~~ shall be permitted ~~erected~~ on a lot defined above.

6.1.4.1. ~~An Detached~~ Accessory Dwelling Units ~~are~~ is permitted ~~by special exception from the Zoning Board of Adjustment for a single family dwelling unit.~~

6.2.2. The front lot shall have a minimum continuous frontage on a Class V1 ~~V~~ or better road of at least 300 feet but no greater than 499 feet.

ARTICLE IX – LAKESIDE RESIDENTIAL DISTRICT

9.1.3 Only one single-family ~~residences~~ dwelling, or one duplex, ~~and Accessory Dwelling Units granted a special exception from the Zoning Board of Adjustment~~ shall be permitted. See Article XXIX.

9.1.3.1 An Accessory dwelling unit is permitted for a single-family dwelling.

ARTICLE XXIX – ACCESSORY DWELLING UNITS (ADUs)

29.2. PURPOSE: In accordance with NH RSA 674:21, to expand the mix of affordable housing opportunities throughout the Town by permitting the creation of secondary dwelling residences as an accessory use to a single family detached dwelling. Primary reasons for the permitting of ADUs within the town are spelled out in the Master Plan and include, but are not limited to: discouraging sprawl; creating housing opportunities to meet the needs of a diverse population; and facilitating the social and economic benefits that derive from a housing stock that meets the needs of all its residents; and to comply with state statutes.

29.3. GENERAL PROVISIONS:

29.3.1 ~~An~~ maximum of one accessory dwelling unit (ADU) ~~that is attached to a single family residence~~ is allowed by right on a lot in all districts that permit single-family dwellings. ~~except a special exception from the Zoning Board of Adjustment shall be required in high density areas, i.e., village and lakeside districts.~~

29.3.2 ~~The creation of an ADU in a barn, garage or outbuilding that is detached from the primary residence may be granted by a special exception from the Zoning Board of Adjustment.~~ Existing structures, including but not limited to detached garages, barns, or outbuildings detached from the primary residence, may be converted to accessory dwelling units regardless of whether such structures violate current dimensional requirements for setbacks or lot coverage.

29.3.4 ~~The Zoning Board of Adjustment may, in appropriate cases and subject to appropriate conditions and safeguards as determined by the Board, grant a special exception. The Board, in acting on an application for a special exception, shall take into consideration the following conditions and the applicant shall demonstrate compliance with the following conditions:~~ 29.3.4.1. ~~The specific site is an appropriate location for such use.~~ 29.3.4.2. ~~The use as developed will not~~

~~adversely affect the adjacent area. 29.3.4.3. There will be no nuisance or serious hazard to vehicles or pedestrians. 29.3.4.4. Adequate and appropriate facilities will be provided for the proper operation of the proposed use. 29.3.4.5. The proposed use shall comply with all the frontage, setbacks, minimum land area, sanitary protection, signs, and parking requirements for itself or its most similar use, except where specifically waived by the Zoning Board of Adjustment under the provision of these ordinances. 29.3.4.6. The proposed use shall maintain the visual and functional character, as well as aesthetic continuity, with the neighborhood.~~

~~29.4. DESIGNATION: One accessory dwelling unit shall be permitted only on parcels which meet the following conditions: 29.4.1. Is a legally created lot of record. 29.4.2. Contains one single family detached dwelling which is a conforming use. 29.4.3. Contains no other accessory dwelling residence(s).~~

29.6. STANDARDS: New construction for an accessory dwelling unit shall comply with all the development standards for a single family detached dwelling including, but not limited to setbacks, height limits, frontage, minimum land area, and lot coverage (for lots in the Shoreland Protection District), sanitary protection, signs, and parking requirements for itself or its most similar use, except where specifically waived by the Zoning Board Adjustment under the provisions of these ordinances, and shall not increase any nonconforming aspect of any existing structure unless otherwise addressed by this article. The following standards shall also apply:

~~29.6.4. An interior door shall be provided between the principal dwelling unit and accessory dwelling unit. There is no requirement for said interior door to remain unlocked.~~

~~29.6.5. The architecture of the ADU shall be in keeping with that of the primary residence.~~

29.6.8. ~~The applicant~~ All ADUs shall ~~make~~ have adequate provisions for water supply and sewage disposal in accordance with NH RSA 485-A:38. ~~however, separate utility provisions are not required by the Town.~~

ARTICLE XXVI – DEFINITIONS

ACCESSORY DWELLING UNIT (ADU) “Accessory dwelling unit” means a residential living unit that is located on a lot containing ~~within or attached to~~ a single-family dwelling ~~or located in an accessory building on the property and~~ that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies. Accessory dwelling units may be constructed at the same time as the principal dwelling unit or added subsequently. “Attached unit” means a unit that is within or physically connected to the principal dwelling unit or completely contained within a preexisting detached structure. “Detached unit” means a unit that is neither within nor physically connected to the principal dwelling unit, nor completely contained within a preexisting detached structure.

ARTICLE XVIII PARKING STANDARDS.

18.1. Every lot shall provide off-street parking according to the following minimum standards:

18.1.1. Single family, duplex, multi-family. ~~2 spaces~~ 1 space per dwelling unit.

18.1.3. Tourist homes. 1 space per unit sleeping room.