

Multifamily Housing—Conversions

In Article VI., Dwelling Units, add a Paragraph #7 to Section G, Multi-Family Development, with the following:

7. Multifamily Dwellings

For purposes of this section multifamily conversions shall be two (2) or more units in a single structure. Multifamily dwellings will only be allowed through conversion of buildings on residential lots in existence prior to March 30, 2010. The maximum number of dwelling units per residential lot shall not exceed eight (8) units and the number allowed in a building will be determined by the combination of units such that no individual one-bedroom unit is less than 350 square feet, an individual two-bedroom no less than 550 square feet, and where there are more than four (4) dwelling units in the conversion fifty (50) percent or more shall be two-bedroom units.

Requirements/Limitations:

In addition to any other requirements of this Zoning Ordinance, multifamily conversions will be subject to the following:

- A. Multifamily units must be developed in a manner consistent with Nottingham's rural character and which do not adversely alter the exterior character or appearance of the existing dwelling unit.
- B. The multifamily units shall not be considered to be additional dwelling units for the purpose of determining minimum lot size.
- C. Any necessary additional entrances or exits shall be located to the side or rear of the building whenever possible.
- D. A building permit for a multifamily conversion must be approved and issued prior to the conversion of such unit.
- E. For purposes of this Section, the adequacy of off street parking shall be determined by the Planning Board and it shall provide for the combined needs of all the units within the building structure.
- F. Adequate provisions must exist or be made for ingress, egress and turning of vehicles within the site.
- G. Any exterior fixtures that are supportive of the multi-family conversion, such as dumpsters, fire escapes, and above ground gas tanks, shall be located to the side or rear of the building. The Planning Board may require that such fixtures be screened with fencing or vegetation.
- H. The existing, replacement or proposed septic system must be certified by a licensed septic designer in accordance with New Hampshire RSA 485A:38.