



# TOWN OF PEMBROKE

Town Hall ~ 311 Pembroke Street, Pembroke, New Hampshire 03275 Tel: 603-485-4747

**PEMBROKE PLANNING BOARD  
NOTICE OF PUBLIC HEARING  
2017 ZONING AMENDMENTS  
Town of Pembroke Zoning Ordinance  
December 13, 2016**

Notice is hereby given the Pembroke Planning Board will hold a second public hearing on Tuesday, December 13, 2016 beginning at 7:00 PM in the Town Hall at 311 Pembroke Street, Pembroke, NH. The intent of the public hearing is to take public comment regarding the adoption of the following proposed change to the Town of Pembroke Zoning Ordinance.

**This is the second public hearing for the following proposed amendment**

Proposed language is underlined, existing language is crossed out.

**Zoning Amendment #1**

Are you in favor of the adoption of Amendment #1 as proposed by the Planning Board for the Town Zoning Ordinance as follows:

**§ 143-18.1 Accessory dwelling units.**

**[Added 3-13-2007 Town Meeting by Amendment No. 12]**

One accessory ~~attached~~ dwelling unit (i.e., in-law apartment) shall be permitted ~~per~~ single family [sic] dwelling residence in all zones that allow Single Family Detached Dwelling Units ~~the residential zones R1, R3, and B1~~ by special exception from the Zoning Board of Adjustment with the following stipulations:

- A. An accessory dwelling unit shall be clearly incidental to the primary use of the property for a single-family dwelling. Such accessory living space shall not exceed ~~675~~ 750 square feet and all appropriate town building codes shall be followed.
- B. An accessory dwelling unit may be constructed either within or attached to the single-family dwelling.
- C. At least one interior connecting door or other access for persons to pass between the accessory dwelling unit and the single-family dwelling must be included.

- D. Septic system design/capacity shall be approved by the NH Department of Environmental Services and provided to the Town.
- E. One off street parking space shall be provided for an accessory dwelling unit, however, no new curb cut from the street shall be constructed.
- F. Exterior construction and material shall be uniform and compatible with the single-family dwelling.
- ~~G. Use of an accessory dwelling unit as a rental unit shall not be permitted.~~
- H.G. There shall be only one electric, water, and sewer service for both units.
- H. This section of the ordinance does not preclude the applicant from having to comply with the applicable sewer and water connection fees.

Copies of all proposed Zoning Ordinance amendments will be available for review at the public hearing, or can be reviewed in advance at the Town of Pembroke Town Offices at 311 Pembroke Street during normal business hours. Phone 603-485-4747.