

Town Article 7 – Zoning Amendment 6 -Accessory Dwelling Units

This article adds an additional requirement to the Accessory Dwelling Unit (ADU) regulations for the Town of Raymond. The Town Code defines ADUs as “an option for homeowners to offer separate and independent living space for their extended families, caregivers or others, or to offer small dwelling units as rentals to offset the expense of maintaining the dwelling.” (1) ADUs were added to the Town Code in 2017, and the proposed amendment will require a certificate of occupancy (2) to meet specific health and safety requirements (e.g. electrical, plumbing, septic) in the same way the primary residence does. ADUs created prior to March 2021 will not require meeting this new Code until the property is sold or otherwise transferred to a new owner.

A YES vote will add a requirement for a Certificate of Occupancy to ADUs and grandfather some current owners.

A NO vote will not add these proposed standards to the Zoning code.

Reasons why some voters might vote yes:

- To assure that the dwelling meets health and safety standards.
- To allow current homeowners a grace period for making necessary health and safety improvements.

Reasons why some voters might vote no:

- May require additional expenses to the new homeowner to meet these conditions.
- Prefer to keep the current regulations for ADUs in place.

References:

1. Raymond Zoning Ordinances, 197-6.10.5.
2. Raymond Zoning Code, Chapter 214-1: In the interest of the health, safety and general welfare of all persons residing in the Town, it shall be mandatory for all property owners in the Town owning property, as herein defined, to file a certificate of occupancy with the Board of Selectmen of the Town of Raymond in the form and manner as prescribed by said Board prior to the occupancy of said property.