



ACCESSORY DWELLING UNITS



The Town of Bedford permits Accessory Dwelling Units, commonly abbreviated to ADUs, to provide additional opportunities for housing in the community. Bedford now allows one attached accessory dwelling unit per single-family parcel, subject to requirements outlined in this fact sheet

What is an ADU? Accessory Dwelling Units are separate apartments attached to single family homes. ADUs offer several benefits for homeowners, including allowing a separate attached living space for relatives, or providing an additional stream of income to rent the units to tenants. The Town does not regulate who resides in an ADU.

Is an ADU right for you? This fact sheet describes Planning & Zoning requirements regarding accessory dwelling units in Bedford. For specific questions on this subject, please contact the Planning & Zoning Department at (603) 472-5243 or planning@bedfordnh.org.

PLANNING/ZONING REQUIREMENTS FOR ACCESSORY DWELLING UNITS

- 1. Accessory to primary residential use and smaller than 1,000 square feet**
The ADU must be “clearly incidental” to the primary use of the property as a single dwelling and shall not exceed 1,000 square feet.
- 2. Only attached ADUs permitted**
ADUs must be constructed within or attached to the single dwelling. ADU’s in separate buildings, including over detached garages, are expressly prohibited.
- 3. Heated habitable interior connection required between primary dwelling and ADU**
The ADU must be connected to the primary residence by an interior doorway such that the apartment is connected to the dwelling through habitable interior space.
- 4. Adequate septic capacity required**
A septic system design/capacity plan shall be approved by the NH Department of Environmental Services for homes reliant on septic systems.

**ACCESSORY DWELLING UNITS****5. No new front facing entrance or exit**

No new entrance or exit door shall be constructed associated with the ADU on the front façade of the residence.

6. One parking space required, no new curb cut

One parking space must be provided for the accessory apartment, including space within the existing driveway, and no new curb cuts shall be constructed.

7. Uniform exterior construction materials required

If exterior renovations are necessary to construct an ADU, exterior construction materials shall be uniform with the single dwelling materials.

8. Only one ADU per residence

Only a single ADU is permitted per single family parcel in Bedford and construction of the ADU must meet all dimensional requirements of the Zoning Ordinance.

9. Do not market the apartment for short-term rentals

Although the Town does not generally regulate the duration of rentals, Bedford does not permit short-term rentals, defined as the rental of residential units, or portions thereof, for less than 30 consecutive days. This includes the rental of the apartment for stays via popular internet sites like Airbnb, VRBO, and others. ADU owners should rent their units at least on a month-to-month basis.

10. Secure a building permit

Although this fact sheet covers Planning & Zoning requirements related to ADUs, there are several building, health and safety measures that must be addressed relating to the apartment. Prior to applying for a building permit, contact the Building Department for more information at (603) 472-3838. ADUs constructed without the benefit of a building permit are not recognized by the Town and may impact future sales of the property.

11. Pay Impact Fees to the Town

Before the Building Department can issue a Certificate of Occupancy and the ADU can be occupied, impact fees must be paid to the Town. The current fees are \$678 for the School Impact Fee and \$577 for the Recreation Impact Fee for a total of \$1,255.

Contact us!

The Planning Department is available to answer any questions regarding Accessory Dwelling Units you may have. The Department can be reached at (603) 472-5243 and is open Monday through Friday, 8 a.m. to 4:30 p.m.

The Building Department will issue building permits for ADUs and is available to answer questions related to permitting and interior requirements at (603) 472-3833 or at safety@bedfordnh.org.