

DWELLING UNIT, ACCESSORY (ATTACHED): A residential living unit that is within or attached to a single-family dwelling unit by a common wall between living areas, and (a) is subordinate to the primary dwelling unit in size, (b) 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, (c) contains an interior door between the principal dwelling unit and the accessory dwelling unit, ~~(d) contains no more than 750 square feet,~~ (e) has no more than two bedrooms, and (f) in which the owner occupies either the principal dwelling unit or the accessory dwelling unit. Only one (1) ADU.

(ATTACHED OR DETACHED), shall be permitted for each single-family dwelling and/or lot.

DWELLING UNIT, ACCESSORY (DETACHED): A residential living unit that is neither within nor attached to a single-family dwelling, and (a) is subordinate to the primary dwelling unit in size, (b) 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, (c) contains no more than ~~750 square feet or~~ forty percent (40%) of the square footage of the principal dwelling unit, ~~whichever is less,~~ (d) has no more than two bedrooms, and (e) in which the owner occupies either the principal dwelling unit or the accessory dwelling unit. Only one (1) ADU, (ATTACHED OR DETACHED), shall be permitted for each single-family lot.

[Language for the 2025 Town Warrant](#)

[Article , Amendment Number 1](#)

[To see if the Town will vote to amend Article XV of the Sutton Zoning and Building Ordinance, Definitions of Dwelling Unit, Accessory \(Attached\) and Dwelling Unit, Accessory \(Detached\), to comply with NHRSA 674:72, Section VII, and to clarify the number of ADU's permitted. The full text of the proposed amendment is posted for review at the Sutton Town Hall and on the Sutton Webpage.](#)