

2026 Warrant Article 3 - Gross Living Area

Warrant Article Text

Article 3: Are you in favor of amending the Town of Canterbury Zoning Ordinance to define livable space for ADUs?

This adds a definition for Gross Living Area to Article 3 and replaces Article 18.3.1.A. with the following:

An Accessory Dwelling Unit shall have no more than 1,000 square feet of gross living area, and contain no more than three bedrooms in addition to kitchen and bathroom facilities.

Planning Board Explanation

This article clarifies how Gross Living Area is calculated for accessory dwelling units (ADUs). The Planning Board brought this forward to ensure that requirements tied to a specific amount of living space are applied consistently and predictably.

Full Changes to Zoning Ordinance

To add the following definition to Article 3:

GROSS LIVING AREA The sum of the areas of the several floors of a dwelling unit as measured from the interior surfaces of exterior walls. It includes the area of enclosed porches, stair openings, and all areas used or intended for human occupancy in basements and attics. It excludes interior parking or loading space for motor vehicles, open porches, patios, decks, garages, mechanical rooms, any space where the floor to ceiling height is less than six feet, and the portions of attics or basements not intended for human occupancy.

To amend Article 18.3.1.A. in the following manner:

An Accessory Dwelling Unit shall have no more than 1,000 square feet of gross living floor-area, and contain no more than ~~two~~ three bedrooms in addition to kitchen and bathroom facilities. ~~Gross floor area shall mean the sum of the several floors (including basements) of the ADU measured from the exterior walls, but not including interior parking or loading space for motor vehicles, or any space where the floor to ceiling height is less than six feet.~~