

Town of Bow

Accessory Dwelling Units (ADUs)

An Accessory Dwelling Unit (ADU) is a secondary living unit located on an owner-occupied, single-family property. It can be either attached to the main house or detached. Detached ADUs require a Conditional Use Permit (CUP) from the Planning Board.

* See Zoning Ordinance §7.04 for more details

The following requirements apply to all ADUs

Lot Area & Frontage

The lot must meet at least one of the following:

- Minimum lot area (2 acres)
- Minimum lot frontage (200 feet)
- Served by the municipal sewer system

Additional Restrictions

- 800 square feet habitable area
- One ADU per lot



Owner Occupancy

At least one of the dwelling units must be occupied by the property owner.

Impact Fee

Public Safety Impact Fee: \$723

Septic & Sewer

For properties without a municipal sewer connection, an approved septic system design with adequate capacity to serve both units is required. For septic capacity calculations, the ADU is considered equivalent to 1.5 bedrooms.

Next Steps:

Planning a project? The Community Development Department is here to help! Reach out today to discuss your plans.



603-223-3973



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