

9.3.24 Section 6.14 Residential density

6.14. Residential density

6.14.1 Base Residential Density, defined as the maximum number of dwelling units per unit of area, is provided in a separate subsection for each zoning district that allows residential uses. Some zoning districts may allow for **residential density bonuses** (see Section 6.15), which may be added to the base residential density if listed conditions are met, with a limit on the **total residential density** (base density plus bonus density) in districts that allow density bonus units.

6.14.2 Calculations of residential density shall be as follows:

- a. residential density shall be expressed as a number of “dwelling units per acre of land in a parcel” if the amount of land required for 1 dwelling unit is 1 acre or more; and “a dwelling unit shall require _____ square feet of land” if the amount of land required for 1 dwelling is less than 1 acre (43,560sf)
- b. one single-family dwelling on a lot, or one single-family dwelling plus an ADU on a lot, shall count as 1 dwelling unit.
- c. each dwelling unit in a duplex or multifamily dwelling shall count as 1 dwelling unit
- d. two single-family dwellings on a single lot shall count as 2 dwelling units. If 2 single-family dwellings are allowed on a lot, each single-family dwelling may have an ADU.
- e. a “group home” shall count as 1 dwelling unit
- f. an “elder care facility,” “supported housing” or “retirement community” residential use shall count as 1 dwelling unit for each 8 residents.
- g. emergency shelters, hotels, inns, and bed and breakfasts, shall not be subject to density requirements.
- h. only single-family dwellings shall be allowed to have accessory dwelling units.