

7.17.24 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 A 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 A (43,560sf)
- b. one single-family home on a lot, or one single-family home 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
- b. two single-family dwellings on a single lot shall count as 2 dwelling units. If 2 single-family dwellings are permitted on a lot, each dwelling is permitted an ADU as long as the maximum total residential density is not exceeded.
- d. a “group home” shall count as 1 dwelling unit
- e. an “elder care facility,” “supported housing” or “retirement community” residential use shall count as 1 dwelling unit for each 8 residents.
- f. emergency shelters, hotels, inns, and bed and breakfasts, shall not be subject to density requirements.
- g. only single-family dwellings shall be permitted accessory dwelling units – duplexes or multifamily dwellings shall not be permitted accessory dwelling units

Proposed Definitions for Section 7.

“Duplex -- a residential building that has two dwelling units in the same building with at least one shared wall or floor/ceiling, and neither unit is an accessory dwelling unit. (24 VSA 4303 amended by Act 47.) “Duplex” shall mean the same as “dwelling, two-family,” or “Two- family residential dwelling or structure.”

Our current definition for “dwelling, multifamily” is satisfactory. (Could also add “shall mean the same as “multi-unit.”)

The definition of “Residential density” -- the number of dwelling units allowed per unit of area in a zoning district.