

1.6.25 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 unit is less than 1 acre (43,560 sf).
- b. In any district that allows residential uses, one single-family dwelling, one single-family dwelling with an ADU, or one duplex, shall count as 1 dwelling unit.
- c. In a district served by municipal water and sewer that allows residential uses, one 3-4 unit multi-family building shall count as 1 dwelling unit.
- d. In a district not served by municipal water and sewer that allows residential uses, each dwelling unit in a 3-4 unit multi-family building shall count as 1 dwelling unit.
- e. In any district that allows residential uses, each dwelling unit in a multi-family building with 5 or more units shall count as 1 dwelling unit.
- f. If 2 single-family dwellings are allowed on an owner-occupied lot, each single-family dwelling may have an ADU, and each single-family dwelling with its ADU shall count as 1 dwelling unit.
- e. A “group home” shall count as 1 dwelling unit.
- g. An “Assisted living residence,” “Hospice,” “Nursing home,” , “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.