

1. Residential density (alternative version in blue)

We should remove “residential density” from “dimensional requirements” and make it a separate subsection in each district that allows residential uses, [OR as a free-standing section that applies to all districts that allow residential uses \(could be in section 4\)](#). This subsection (or section), entitled “Residential density,” should contain the following points:

- a) a maximum residential density is established for each district that allows residential uses – it is designed to apply principally ([OR only](#)) to multiunit housing
- b) density shall be expressed as (a maximum 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 “dwelling units per _____square feet” if the amount of land required for 1 dwelling is less than 43,560 sf.
- c) in all density calculations under these regulations, each of the following shall count as 1 dwelling unit:
 - 1) a single-family dwelling
 - 2) a single-family dwelling with an accessory dwelling unit
 - 3) a duplex

[OR: c\) Density requirements shall apply only to residential structures with 3 or more dwelling units. Single-family homes, duplexes and ADU’s are exempt from density requirements.](#)
- d) for multiunit dwellings, each dwelling unit shall count as 1 dwelling unit
- e) 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 if all conditions in section 5.9 are satisfied. ([Alternatively, this could go in section 5.9 of the RZR](#))
- f) a “group home” shall count as 1 dwelling unit
- g) a “supported housing” or “retirement community” residential use shall count as 1 dwelling unit for each 8 residents.
- h) emergency shelters, hotels, inns, and bed and breakfasts, shall not be subject to density requirements.
- i) only and all single-family dwellings shall be permitted accessory dwelling units – duplexes shall not be permitted accessory dwelling units ([alternatively, this could go in section 5.9 of the RZR](#))

2. We should use this for our definition of “duplex” in Section 7.

“Duplex means 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.")