Residential density proposed general regulations draft #5 -- 10.26.23

Section 4.15
Residential density

a) A maximum residential density is established for each district that allows year-round
   residential uses, including those introduced through the PUD process.   Residential density is
   NOT a dimensional requirement, and has its own subsection in each applicable district.

b) Maximum residential density is 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 43,560sf.

c) A single-family home counts as 1 dwelling unit. Each single-family home is permitted an
   Accessory Dwelling Unit (see section 5.9) A single-family home with an ADU still only counts as
   1 dwelling unit. An ADU that is added on to an existing single-family home is exempt from
   being counted as an additional dwelling unit.

 d) For duplexes or multiunit dwellings, each dwelling unit counts as 1 dwelling unit.

 e) If a maximum density number is stated for a zoning district, all dwelling units, including
     single-family, duplex and multiunit dwelling units, are subject to that limitation. If no
     maximum density number is stated, a duplex shall be permitted wherever a single-family
     home is permitted, whatever density that creates.

 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 sections
    4.5 and 5.9, including density limitations, are satisfied.

 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 or
      multiunit buildings shall not be permitted accessory dwelling units