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