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Town Planner's Recommendation
Zoning Amendment Regarding Density
Wednesday, June 12, 2013

XI. Town Council initiated Zoning Amendment:

- A. Proposal to **reduce the maximum number of occupants** in an unrelated household in an apartment from 1.5 to 1 per 300 square feet of habitable floor area. This change would be made to Article II, Section 175-7 "Definitions," changing Table II-1 "Dwelling Density by Type."

➤ I recommend discussing the proposal and setting a public hearing for June 26.

This proposal was initiated by the Town Council at its meeting on May 20, 2013. The appropriate next step is for the Planning Board to schedule a public hearing. After the public hearing the board will make a recommendation to the Town Council, which will then hold its own public hearing and deliberate whether to adopt the amendment.

This amendment would reduce the allowed density for apartments from 1.5 occupants per 300 square feet (or 1 per 200 square feet) to 1 per 300 square feet, thereby reducing density (based on habitable building square footage) by 1/3.

The proposed amendment would make the following change in the ordinance:

Article II - DEFINITIONS

HOUSEHOLD – A group of occupants of a dwelling unit restricted to the following two (2) categories:

1. **FAMILY** – An individual or two (2) or more persons related within the second degree of kinship by civil law or by marriage or adoption or foster care arrangement living together as a single housekeeping unit, including necessary domestic help such as nurses or servants not to exceed three (3) in number.
2. **UNRELATED HOUSEHOLD** – Any household not conforming to the definition of a "family," provided that no such household shall have a number of members in excess of the figure provided in Table II-1.

(over)

Table II-1. DWELLING DENSITY BY TYPE

Dwelling type	Maximum number of occupants in unrelated household per 300 square feet of habitable floor area
Single-family dwelling	1
Duplex or townhouse	1
Apartment, including accessory apartments	1.5 <u>1</u>
<u>Accessory Apartment</u>	<u>1.5</u>
Rooming/boarding, including accessory rooming/boarding	
Dormitory	3
Fraternity or sorority	2
Nursing home	2
Elderly housing	1.5

Notes: No more than three (3) unrelated occupants may occupy a dwelling unit in an R, RA, RB, RC, PO, CH, C, or CC Zoning District. See Section 175-109(D).