

Comparison of Housing Options

The Town is considering expanded opportunities to introduce "Gentle Density" into existing neighborhoods. This table shows the different housing types that would be permitted in the Land Use Management Ordinance text amendment.

Text that is **bold** reflects proposed changes to the Land Use Management Ordinance (LUMO). Rows that are outlined reflect new housing types that will be introduced by the proposed changes to the LUMO.

Housing Type	Min. Lot Size	Impervious Surface Ratio	Requires landscape buffers next to single family development	Tree Canopy Coverage	Vehicular Parking Spaces		Floor Area of Dwelling Unit	Max. Building Footprint	Max. Number of Units per Lot	Max. Height
					TC- Zoning Districts	Non-TC- Zoning Districts				
Detached Single Family	Follow Zoning District	0.50	N/A	N/A	N/A	N/A	N/A	N/A	1 unit	Follow Zoning District
Detached Single Family + Accessory Apartment	Follow Zoning District	0.50	N/A	N/A	Min. 1 per accessory apartment	Min. 1 per accessory apartment	Detached accessory apartment limited to 750 SF – 1,000 SF	N/A	1 accessory apartment/lot	25 ft.
Cottage on Compact Lot	Min. 2,700 SF	0.50	N/A	N/A	N/A	N/A	Max. 1,600 SF	Max. 1,000 SF	2 units	29 ft.
Cottage Court	10,000 SF – 24,000 SF	0.50	✓	30%	Max. 1 per dwelling unit	Min. 1- Max. 2 per dwelling unit	Min. 500 SF – Max. 1,600 SF	N/A	3-12 units	25 ft.
Duplex	Follow Zoning District	0.50	N/A	N/A	Follows multi-family requirements	Follows multi-family requirements	Max. 3,000 SF and 0.40 FAR	N/A	2 units	Follow Zoning District
Triplex	Follow Zoning District	0.50	N/A	30%	Follows multi-family requirements	Follows multi-family requirements	Min. 500 - Max. 1,600 SF and FAR based on zone	N/A	3 units	Follow Zoning District
Fourplex	Follow Zoning District	0.50	N/A	30%	Follows multi-family requirements	Follows multi-family requirements	Min. 500 - Max. 1,600 SF	N/A	4 units	Follow Zoning District

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and FAR based on zone										
Townhouse	Min. 1,600 individual townhouse lot	0.70	✓	30%	Max. 1 per dwelling unit	Min. 1 – Max. 2 per dwelling unit	N/A	N/A	1 unit/lot	Follow Zoning District
Multi-family, 5-10 units	2x the minimum lot size of the zoning district	0.70	✓	30%	No change	No change	N/A FAR based on zone	N/A	N/A	Follow Zoning District
Multi-family, +10 units	2x the minimum lot size of the zoning district	0.70	✓	30%	No change	No change	N/A FAR based on zone	N/A	N/A	Follow Zoning District