

1 S.114

2 Introduced by Senator White

3 Referred to Committee on Natural Resources and Energy

4 Date: January 3, 2012

5 Subject: Land use; zoning; housing; accessory dwelling units; smaller homes;  
6 size limit

7 Statement of purpose: This bill proposes to provide an alternative size limit for  
8 accessory dwelling units within or attached to smaller homes.

9 An act relating to the size of accessory dwelling units

10 It is hereby enacted by the General Assembly of the State of Vermont:

11 Sec. 1. 24 V.S.A. § 4412(1) is amended to read:

12 (1) Equal treatment of housing and required provisions for affordable  
13 housing.

14 \* \* \*

15 (E) No bylaw shall have the effect of excluding as a permitted use  
16 one accessory dwelling unit that is located within or appurtenant to an  
17 owner-occupied single-family dwelling. An accessory dwelling unit means an  
18 efficiency or one-bedroom apartment that is clearly subordinate to a  
19 single-family dwelling; and has facilities and provisions for independent living,

1 including sleeping, food preparation, and sanitation, provided there is  
2 compliance with all the following:

3 (i) The property has sufficient wastewater capacity;

(ii) The unit does not exceed whichever is the larger of ~~750~~ 600  
square feet or 30 percent of the total habitable floor area of the single-family  
dwelling;

4 (iii) Applicable setback, coverage, and parking requirements  
5 specified in the bylaws are met.

6 \* \* \*

7 Sec. 2. EFFECTIVE DATE

8 This act shall take effect on July 1, 2012.