

1 S.147

2 Introduced by Senator White

3 Referred to Committee on

4 Date:

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;
- 4 (ii) The unit does not exceed whichever is the larger of 750 square
5 feet or 30 percent of the total habitable floor area of the single-family
6 dwelling;
- 7 (iii) Applicable setback, coverage, and parking requirements
8 specified in the bylaws are met.

9 * * *

10 Sec. 2. EFFECTIVE DATE

11 This act shall take effect on July 1, 2011.