

6.16 Affordable Housing Development

6.16.1 In any area served by municipal water and sewer infrastructure that allows residential development, any affordable housing development including mixed use development, as defined by 24 VSA 4303(2), shall be allowed to exceed residential density limitations for the zoning district in which it is located by an additional 40%, which shall include exceeding maximum height limitations by one floor, provided that the structure complies with the Vermont Fire and Building Safety Code.

24 VSA 4303(2)

“Affordable housing development” means a housing development of which at least 20 percent of the units or a minimum of five units, whichever is greater, are affordable housing units. Affordable units shall be subject to covenants or restrictions that preserve their affordability for a minimum of 15 years or longer as provided by municipal bylaws.