

6.16 Affordable Housing Development 1.15.25

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6.16.1 “Affordable housing development” shall mean a housing development in which at least 20% of the units or a minimum of 5 units, whichever is greater, are “affordable housing units,” as defined in 24 VSA 4303[1]. These units shall be subject to covenants or restrictions that preserve their affordability for a minimum of 15 years.

6.16.2 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.