



## **Draft Land Development Regulations**

### **Category: Stand-Alone Amendments**

### **Spotlight on Inclusionary Affordable Housing**

*Summary:* Proposed amendments would extend the City's Inclusionary Zoning requirements citywide to replace the existing affordable housing density bonus.

*What's in the Current Regulations:* The City's Inclusionary Zoning standards require that development of 12 or more lots or homes include a portion that is permanently affordable as defined by the regulations. Applicants are granted additional offset market rate units in consideration of the requirement, as well as other incentives. The regulations also provide for bonus market rate units if additional affordable homes are incorporated. The maximum offset and bonus units must not exceed 50% above the density for the zoning district. Inclusionary Zoning standards presently apply mainly within the mapped Transit Overlay District in the general vicinity of Shelburne Road, Kennedy Drive, Williston Road, Kimball Ave, Tilley Drive, and Dorset Street north of the Interstate. Outside of these areas, an affordable housing density bonus provision applies allowing up to a 50% increase in density for provision of affordable housing.

*What's in the Proposed Changes:* The proposed regulations would extend the applicability of the Inclusionary Zoning standards citywide, replacing the affordable housing density bonus.

*What is the purpose of this change?*

The purpose of the change is to advance the City's neighborhood diversity and affordable housing goals and objectives as identified in the Comprehensive Plan.

*Where can I find the proposed changes?*

Sections 18.01 and 18.02 of the draft Land Development [Regulations](#)

*Prepared October 8, 2021*