

Conditional Use Hotel Projects Inclusionary Zoning

Purpose:

It is in the public interest to promote an adequate supply of affordable housing for the city's residents. The purpose of this section therefore is to offer incentives to developers to include units of affordable housing within development projects, thereby mitigating the impact of market rate housing construction, or the demonstrated increase in affordable housing needs resulting from the creation of new lower-income jobs, on the limited supply of available land for suitable housing and helping to meet the housing needs of all economic groups within the city.

Applicability:

The conditional use Hotel Project Inclusionary Zoning shall apply to hotel projects consisting of 10 or more guest rooms for rent. Any such development that exists prior to February 22, 2019 but expands by 10 or more rooms within any 5 year period will also be considered a hotel project.

All hotel projects are conditional uses subject to Planning Board review on the condition they comply with the requirements of section 14-488.1.