



Neighborhood Development Areas

Benefits

Overview

The Neighborhood Development Area designation encourages municipalities and/or developers to plan for new and infill housing in the area within walking distance of its designated downtown, village center, new town center, or within its designated growth center. By incentivizing needed housing the designation further supports the commercial establishments in the designated centers. Within these areas, the objective is to create and maintain walkable neighborhoods that have a human scale, are pedestrian oriented, contain a mix of uses (both residential and non-residential), accommodate but manage vehicular traffic, provide a variety of public spaces, have a sense of identity or place, and are connected to adjacent neighborhoods and the downtown/village core.

Eligibility and Benefits

Areas eligible for designation must be within a neighborhood planning area defined as an area surrounding an existing designated area, extending a 1/4 mile from Village Centers and New Town Centers, a 1/2 mile from Downtowns and encompasses the areas contained within a designated Growth Center). Mapped neighborhood planning areas may be viewed at <http://smartgrowth.vermont.gov>

Within the neighborhood planning areas, applicants identify areas most suitable for residential development (infill, redevelopment and new). Within these areas communities are eligible for the following benefits:

- Qualified “mixed income” projects are exempt from Act 250 regulations;
- Act 250 projects not qualifying for the exemption receive a 50% discount on application fees;
- Agency of Natural Resources fees for wastewater review are capped at \$50.00 for projects that have received sewer allocation from an approved municipal system;
- Exemption from the land gains tax.

For More Information Contact:

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