

§ 18-7. ATTAINABLE HOUSING. [Added 9-5-2024¹]

a. Purpose.

1. The purpose of this section is to promote the creation of suitable, sustainable housing units in the residential zone by allowing additional residential density in a manner that balances the need for such housing with concerns for the environment, the carrying capacity of land, and the health, safety and welfare of current and future residents, to be defined as "attainable housing." While many local workers such as teachers, trade workers, service workers, and farmers may qualify for affordable housing, we recognize that there may be some who may not. The "attainable" category expands beyond the current income qualifications for state and federal affordable housing programs, to reach members of our community who do not qualify for affordable, but who still are unable to access local housing.

b. Definitions. As used in this section, the following words shall have the meanings indicated:

AFFORDABILITY — For the sole purpose of determining attainable housing, 35% of the purchasers' GMI is used only to calculate the maximum price for a house, including real property taxes and insurance.

ATTAINABLE HOUSING — Residential housing built or set aside for year-round, owner-occupied habitation for sale that is:

1. Affordable to households whose adjusted gross income is less than 140%, with no lower limit, of the area median income, adjusted for family size, based on applicable United States Department of Housing and Urban Development schedules; and
2. Deed restricted so as to remain permanently affordable to the extent permitted by applicable law, but in no event less than 99 years, provided further that deed restrictions:
 - (a) Shall be renewed for an additional 99 years upon each conveyance of the property;
 - (b) Shall provide for appointment by the Little Compton Town Council of a Monitoring Agent for Attainable Housing ("Monitoring Agent") to monitor the long-term affordability of the units and compliance with the terms of this section, such Monitoring Agent to be selected in accordance with the duties and qualifications set forth in Article 7 (Administration and Enforcement of Regulations) of the Subdivision Regulations of the Town of Little Compton;²
 - (c) Shall require execution of a monitoring services agreement by the Monitoring Agent, the applicant for a special use permit required by § 18-7c1 hereunder, and the Town of Little Compton; and
 - (d) Shall be approved by the Planning Board.

1. Editor's Note: This ordinance provided an expiration date of 9-5-2029.

2. Editor's Note: See Appendix C, Subdivision Regulations.

c. Approval Procedure.

1. Subdivision. The creation of any new lots for attainable housing shall be reviewed as a subdivision by the Planning Board simultaneously with the review of a special use permit.
2. Special Use Permit. A special use permit to allow up to four units of attainable housing may be granted by the Planning Board under Unified Development, subject to the standards set forth below in Subsection d.

d. Standards for Attainable Housing Special Use Permit.

1. Attainable housing must consist of single-family dwelling units.
2. The proposed development must conform to the characteristics of the surrounding area to the greatest extent possible.
3. Reduction in Minimum Lot Areas. Attainable housing shall be permitted in a Residential Zone:
 - (a) On a lot with a lot area of not less than 30,600 square feet;
 - (b) With road frontage no less than 120 feet;
 - (c) With a lot width of no less than 120 feet extending back for 100 feet; and
 - (d) With a lot width no less than 75 feet wide for the remainder of the lot.
4. A lot created in accordance with the Attainable Housing Ordinance shall not be treated as a substandard lot of record, and shall not be eligible for further subdivision, the placement of an ADU or any relief available to substandard lots of record.
5. Other Dimensional Requirements.
 - (a) A lot designated for attainable housing, in accordance with the Attainable Housing Ordinance, shall not contain a dwelling larger than 1,800 square feet, nor a dwelling more than 30 feet in height;
 - (b) Front yard setbacks shall be no less than 30 feet and side and rear yard setbacks shall be no less than 25 feet; and
 - (c) Lot coverage shall be no more than 10%.
6. Potable Water. Potable water shall be available and shall meet all Rhode Island Department of Health requirements. The Planning Board shall require a tested flow of no less than two gallons/minute for four hours. However, this condition shall not be required until final approval stage.
7. DEM-Approved Septic. A septic system approved by RI DEM shall be a condition of approval for any attainable housing; this condition shall not be required until final approval stage.

e. Termination Date. This section shall terminate upon a date five years after passage unless

otherwise sooner repealed or extended by the Town Council.