

2024 Inclusionary Zoning Regulation Comparison					
Town/ County	IZ Required		Development Triggers	Mitigation Rate	
	Residential	Commercial		Residential	Commercial
Carbondale	Yes	No	Required for all residential development with five or more dwelling units.	1. 20 percent of the total units as Community Housing AMI Category units, which shall include 15% of the total bedrooms. 2. 20% of the remaining units shall be Resident Owner Occupied (R.O.) units. 3. Mitigation Sequence: 1st Unit = Category 2 (100% AMI), 2nd Unit = Category 1 (80% AMI), 3rd Unit = Category 3 (120% AMI), 4th Unit = Category 4 (150% AMI)	N/A
Aspen	Yes	Yes	Required for all development and based on employee generation rate.	<i>Residential uses</i> (per 1000 sf of mitigation floor area): 0.107	<i>Non-residential uses</i> (per 1000 sf of net leaseable space): Commercial Core (CC), Commercial (C-1), Neighborhood Commercial (NC), Commercial Lodge (CL) commercial space, Lodge (L) commercial space, Lodge Preservation (LP) commercial space, Lodge Overlay (LO) commercial space, Ski Base (SKI) commercial space - 4.7; Mixed-Use (MU) - 3.6; Service Commercial Industrial (S/C/I) - 3.9; Public - 5.1; Lodge Preservation (LP) lodge units - 0.3 per lodging bedroom; Lodge (L), Commercial Lodge (CL), Ski Base (SKI), and other zone district lodge units - 0.6 per lodging bedroom
Basalt	Yes	No	All new residential development comprised of two (2) or more units or lots unless exempted by the provisions	Community Housing equal to at least 25% of total net square footage of a residential development and 20% of total residential units.	Category-level community housing units constructed within a development to satisfy commercial linkage requirements shall have an average initial sales price not to exceed a sales price that is affordable to those individuals or households making one hundred percent (100%) of Basalt's Area Median Income (AMI) as is updated periodically pursuant to the method established in the community housing guidelines.
Glenwood Springs	Yes	No	Construction of ten (10) or more new dwelling units, or the creation of ten (10) or more residential lots	1. 20% of the total residential units (10 or more residential units) 2. 10% of the total for-sale residential units and 20% of the total rental residential units in new residential/mixed-use development creating ten (10) or more residential dwelling units. Initial sales price for households earning 100% AMI; or to limit rental rates for households earning 100% AMI, averaged over the total required deed restricted units. 3. In lieu of the requirements of subsections (a) and (b) of this section, the development may meet mitigation requirements through a donation of land in an amount determined by the City Council. 4. The development may provide up to fifty (50) percent of the required mitigation through the restriction of existing units	
Vail	Yes	Yes	Every residential development and redevelopment	Every residential development and redevelopment shall be required to mitigate its direct and secondary impacts on the town by providing employee housing at a mitigation rate of 10% of the total new GRFA.	Employee Generation Rate (per 1000 feet of new net floor area): Accommodation unit/ limited service lodge unit - 0.6 employee per net new units Business office and professional office (including real estate and property management office) - 3.2 employees Conference facility - 0.8 employee Eating and drinking establishment - 10.2 employees Health club - 0.96 employee Retail store/personal service/repair shop - 2.4 employees Spa - 2.1 employees
Avon	Yes	Yes	1. New multi-family residential (3 or more units) 2. Commercial, accommodation units, industrial and other non-residential development within the Town. 3. This Section applies to all entities, including private and non-profit entities. 4. development within existing structures is exempt unless additional employment generation is created	Residential Calculation: 1. Workers Required: 0.33 per DU 2. Employees Generated: Workers Required / 1.2 jobs per employee 3. 20% mitigation of Employees Generated	<i>Commercial Calculation:</i> 1. Workers Required - 0.8 per room (Lodge) OR 0.4 per unit (Property Management) 2. Employee Generated: Workers Generated / 1.2 jobs per employee 3. 20% mitigation of Employees Generated <i>Lodging Calculation:</i> 1. Workers Required: 2.8 / 1,000 sf 2. Employees Generated: Workers required / 1.2 jobs per employee 3. 20% mitigation of Employees Generated

Eagle	Yes	No	All residential development with 10 or more units	<p>1. Affordable units: 15%</p> <p>2. Resident Occupied Units = 35%</p> <p>3. Applicants may pay a fee-in-lieu to the Town for each required affordable unit.</p> <p>4. Applicants may also provide affordable housing units in a different location that the development of the market-rate units.</p> <p>5. Applicants may convey land to the Town in lieu of the development of affordable units.</p>	N/A
Salida	Yes	No	<p>1. Annexation or planned development; condominium plats of any size; duplex conversion subdivisions; and minor and major subdivision sections of this Code</p> <p>2. Multi-family residential projects of five (5) or more units</p>	At least 16.7% of the total number of residential dwelling units as affordable dwelling units	N/A
Crested Butte	Yes	Yes	<p>1. All newly built or converted ADUs must be deed restricted as long-term rentals.</p> <p>2. New residential units (less portion which replaces existing residential unit);</p> <p>3. Additional floor area for existing residential units.</p> <p>4. New or additional floor area for nonresidential uses (less portion which replaces existing space);</p> <p>5. New or additional lodging units (less portion which replace existing units); and</p> <p>6. Conversions of floor area from residential uses to nonresidential uses.</p>	<p>Formula is based on unit size: Job Generation Rate (scale) ÷ Employees per Household (1.71) x Mitigation Rate (scale) = ROAH Units Required</p> <p>Unit Size / Mitigation Rate / Units Required</p> <p>1-499 / 3% / 0.0017</p> <p>500-999 / 11% / 0.0072</p> <p>1,000-1,499 / 17% / 0.0129</p> <p>1,500-1,999 / 23% / 0.0203</p> <p>2,000-2,499 / 29% / 0.0297</p> <p>2,500-2,999 / 35% / 0.0418</p> <p>3,000-3,499 / 41% / 0.0568</p> <p>3,500-3,999 / 47% / 0.0756</p> <p>4,000-4,499 / 53% / 0.0992</p> <p>4,500 or more / 58% / 0.1258</p>	<p><i>General Commerical</i></p> <p>1. Formula: Size of development (less 500 sf) x Job Generation Rate (4/1,000 sf) ÷ Jobs per Employee (1.28) ÷ Employees per Household (1.71) x Mitigation Rate (20%) = ROAH Units Required</p> <p>2. Outdoor seating, including roof-top setaing, shall be 25% of mitigation rate for nonresidential development</p> <p><i>Lodging</i></p> <p>1. Formula: Lodging Units (less 2) x Job Generation Rate (0.475) ÷ Jobs per Employee (1.28) ÷ Employees per Household (1.71) x Mitigation Rate (20%) = ROAH Units Required</p>
Steamboat Springs	N/A	N/A	N/A	N/A	N/A
New Castle	N/A	N/A	N/A	N/A	N/A
Rifle	N/A	N/A	N/A	N/A	N/A
Garfield County	Yes	No	Applies to all residential Land Use Change permits and Subdivisions proposing 15 or more lots, units, or a combination of lots and units located within unincorporated Garfield County	<p>1. 10% of the lots or units in a development. Any fraction is rounded up to the nearest whole number.</p> <p>2. On-site units are credited at 100%; For-sale projects providing on-site rental units are credited at 75%; Off-site rental units are credited at 75%</p> <p>3. 20% of units at Category 1 (70-80%); 30% at Category 2 (90-100%); 50% at Category 3 (110-180%)</p>	N/A
Pitkin County	Yes	Yes	Required for all development and based on employee generation rate.	Follows the Aspen/Pitkin County Growth Management Quota System	
Eagle County	Yes	Yes	All residential and non-residential developments	Minimum recommended rate is higher of: (1) 25% of total residential units; or (2) 15% of total residential square footage	Should mitigate at least 45% of the new employees generated by project that will earn less than 145% AMI.