

Burlington Planning Commission

Monday, November 24, 2025, 4:00 PM

Remote & Virtual Meeting via Zoom

In person option available:

Bushor Conference Room (Room 102), 1st Floor of City Hall, 149 Church St.

To Join the Meeting on a Computer

Link: <https://zoom.us/j/96103055482?pwd=kXUZcU4CkS0bqiaOfCwRzV7JPwnX6a.1>

Meeting ID: 961 0305 5482

Passcode: 702571

To Join the Meeting on a Phone

Number: +1 309 205 3325

[IGNORE_INDENT]

1. Agenda

2. Review of PCOC Scope

Subject	2.1. Staff to present a brief overview of the purpose and scope of the Planning Commission Ordinance Committee.
Meeting	November 24, 2025 - Planning Commission - Ordinance Committee Agenda - Monday, November 24, 2025, 4:00 PM, Burlington Planning Commission
Category	2. Review of PCOC Scope
Department	Planning
Type	
Recommended Action	

3. Election of PCOC Chair

4. Public Forum

5. ZA-26-02: Downtown Fences

Subject	5.1. Staff to present an overview of ZA-26-02, followed by a discussion about the amendment by the Committee.
Meeting	November 24, 2025 - Planning Commission - Ordinance Committee Agenda - Monday, November 24, 2025, 4:00 PM, Burlington Planning Commission
Category	5. ZA-26-02: Downtown Fences
Department	Planning
Type	

Recommended Action

6. Committee Member Items

7. Adjournment

TO: Burlington Planning Commission
FROM: Sarah Morgan, AICP, Principal Planner
Charles Dillard, AICP, Director of City Planning
DATE: October 10, 2025
RE: Proposed ZA-26-02 planBTV Downtown Code Fence Height

This memo is intended to provide an overview about the proposed changes included in ZA-26-02.

1. Overview & Background

Downtown business owners, their employees, and service providers are facing ongoing challenges related to substance use, hygiene, and safety, particularly in alleys, entryways, and service areas. Due to the rigidity of the planBTV Downtown Code, the Development Review Board has requested a zoning amendment that provides more allowance for taller fences in Burlington's downtown districts.

The proposed amendment to Article 14 would create an administrative approval pathway for fences up to 6 feet in height, provided they are transparent.

4. Proposed Amendment: ZA-26-02

a) Amendment Type

Text Amendment	Map Amendment	Text & Map Amendment
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b) Purpose Statement

The proposed change in ZA-26-02 aims to address challenges related to fence height in Downtown districts.

c) Proposed Amendment

1. Amendments to Article 14: PlanBTV Downtown Code Fences

- Amends Sec. 14.6.8 (b) v. A. Fences and Free-Standing Walls to create an administrative approval pathway allowing for fences to be up to 6 feet in height, as long as they are transparent.

d) Relationship to planBTV

This following discussion of conformance with the goals and policies of planBTV is prepared in accordance with the provisions of 24 V.S.A. §4441(c).

Theme:	Dynamic	Distinctive	Inclusive	Connected
Land Use:	Conserve	Sustain		Grow

Compatibility with Proposed Future Land Use & Density

The proposed amendment aligns with the land use and density policies outlined in planBTV. Its purpose is to support both existing and future businesses in downtown as the city adapts to challenges related to public health and safety. This change reflects the intent of the "Dynamic" theme, which prioritizes purposeful and economically viable solutions that enable the city to meet current needs and address future challenges.

Impact on Safe & Affordable Housing

This amendment has no direct impact on safe and affordable housing.

Planned Community Facilities

This amendment has no direct impact on planned community facilities.

h) Process Overview

The following chart summarizes the current stage in the zoning amendment process, and identifies any recommended actions:

Planning Commission Process					
Draft Amendment prepared by Staff 9/18/25	Presentation to & discussion by Commission: 10/14/25	Approve for Public Hearing	Public Hearing	Approved & forwarded to Council	
City Council Process					
First Read & Referral to Ordinance Committee	Ordinance Committee discussion	Ordinance Committee recommend	Second Read	Public Hearing	Council Approval & Adoption

CITY OF BURLINGTON

ORDINANCE _____

Sponsor: Office of City Planning,
Planning Commission

Public Hearing Dates: _____

First reading: _____

Referred to: _____

Rules suspended and placed in all
stages of passage: _____

Second reading: _____

Action: _____

Date: _____

Signed by Mayor: _____

Published: _____

Effective: _____

In the Year Two Thousand Twenty-Five

An Ordinance in Relation to

ZA-26-02 planBTV Downtown Code Fences

It is hereby Ordained by the City Council of the City of Burlington as follows:

That Appendix A-Burlington Comprehensive Development Ordinance of the Code of Ordinances of the City of Burlington be and hereby amends Article 14, Sec. 14.6.8 to increase the height of see-through fences permitted in the First Lot Layer.

Article 14 PlanBTV Downtown Code

Section 6: Applicable in All Form Districts

Section 14.6.8 – Site and Landscape Standards

a) Purpose and Applicability – *As Written*

b) Site Standards

i – iv. *As Written*

v. Fences and Free-standing Walls:

A. Fences and Free-standing Walls placed within the First Lot Layer shall not exceed 4-feet in height, except for see-through fences which shall not exceed 6 feet in height. Fences and Free-standing Walls placed within the Second or Third Lot Layer shall not exceed 8-feet in height unless a different height limit is specified under the applicable Form District or Frontage Type.

* Material stricken out deleted.

** Material underlined added.

Ordinances 2026/ZA-26-02 Technical Corrections and Minor Revisions
DRAFT v1.0 10/9/26