

Burlington Planning Commission

Tuesday, August 25, 2026, 6:30 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/97941883790?pwd=bGZBNzNyV1liL3p5NkhIL2dqUFIzd09>

Passcode: 658929

To Join the Meeting on a Phone

Number: +1 646 931 3860 US Meeting ID: 979 4188 3790

1. Agenda

2. Public Forum

Subject

2.1.

The Planning Commission requests that comments not exceed three minutes. If you expect your comments to exceed three minutes, we ask that you instead submit written comments to planninginfo@burlingtonvt.gov. Your written communication will be circulated to the Planning Commission, posted online via Civic Clerk, and included in the Agenda Packet.

Meeting

August 25, 2026 - Planning Commission Agenda - Tuesday, August 25, 2026, 6:30 PM, Burlington Planning Commission

Category

2. Public Forum

Department

Planning

Type

3. Chair's Report

4. Director's Report

5. Update on planBTV 2050 (30 minutes)

Subject

5.1. Staff to provide an update on on planBTV 2050, including a review of engagement and data analysis, scenario planning, and vision and goals development.

Meeting

August 25, 2026 - Planning Commission Agenda - Tuesday, August 25, 2026, 6:30 PM, Burlington Planning Commission

Category

5. Update on planBTV 2050 (30 minutes)

Department

Planning

Type

Recommended Action

6. Review updates to planBTV New North End (30 minutes)

Subject	6.1. Staff to present updates made to planBTV New North End following the 7/28 Public Hearing. Staff recommends the Planning Commission consider warning a second Public Hearing for this plan following the Commissioner's review and discussion. CLICK HERE TO VIEW UPDATED DOCUMENT.
Meeting	August 25, 2026 - Planning Commission Agenda - Tuesday, August 25, 2026, 6:30 PM, Burlington Planning Commission
Category	6. Review updates to planBTV New North End (30 minutes)
Department	Planning
Type	
Recommended Action	

7. Proposed CDO Amendment ZA-27-02 Overdose Prevention Centers (30 minutes)

Subject	7.1. Staff to present ZA-27-02 Overdose Prevention Centers. Commission to discuss with the opportunity to refer the Zoning amendment to City Council. As indicated in the memo provided by staff, this amendment was last discussed with the Planning Commission in 2024, and was referred to as ZA-24-05.
Meeting	August 25, 2026 - Planning Commission Agenda - Tuesday, August 25, 2026, 6:30 PM, Burlington Planning Commission
Category	7. Proposed CDO Amendment ZA-27-02 Overdose Prevention Centers (30 minutes)
Department	Planning
Type	
Recommended Action	

8. Commissioner Items

9. Adopt Minutes & Accept Communications

Subject	9.1. Review draft minutes and accept communications
Meeting	August 25, 2026 - Planning Commission Agenda - Tuesday, August 25, 2026, 6:30 PM, Burlington Planning Commission
Category	9. Adopt Minutes & Accept Communications
Department	Planning
Type	

10. Adjournment

TO: Burlington Planning Commission
FROM: Sarah Morgan, AICP, Principal Planner
Charles Dillard, AICP, Director of City Planning
DATE: August 21, 2026
RE: Proposed MDP-26-02: planBTV New North End

1. Overview & Background of planBTV New North End

[planBTV New North End](#) is a long-term neighborhood plan that establishes a vision for the future growth and evolution of Burlington's New North End. The planning process, which kicked off in December 2024, has been led by the Office of City Planning with collaborative support from the Chittenden County Regional Planning Commission. Over the past 18 months, City and CCRPC staff have worked closely with the consultant firm Utile and its subconsultants to develop a plan that addresses Burlington's housing needs while also recognizing the neighborhood's unique identity, natural assets, and transportation challenges.

After reviewing and discussing planBTV New North End at its meetings on May 26th and June 23rd, the Planning Commission warned of a public hearing for the Plan, which took place on July 28th.

Summary of July 2026 Community Feedback

After warning the public hearing, City Planning staff received a number of communications from residents expressing concerns about the proposal to explore City-owned land for housing. To address these concerns, [staff shared materials](#) with residents clarifying what the plan proposed, the purpose of the Starr Farm and Ethan Allen Park visions included in the plan, and the associated recommendations proposed in the plan.

Additionally, City Planning staff held a Community Meeting to address concerns and answer questions about the plan on Wednesday, July 22nd. Approximately 140 community members attended, and feedback focused primarily on the potential use of City-owned land for housing and how future growth might impact the neighborhood. A number of attendees were concerned that the visions shown in planBTV New North End were site development plans rather than illustrative concepts intended to open a conversation about whether and how public land could contribute to the neighborhood's housing and community goals.

While many residents in attendance were concerned about the potential use of City-owned land for development, there was also strong support for the other frameworks and strategies outlined in the plan, including those related to mobility and building housing on privately owned sites.

Neither the Mayor nor the City Planning Director were available to attend this meeting, but they have committed to holding an additional engagement opportunity to continue engaging with residents about this plan in September.

Summary of July 28, 2026 Planning Commission Public Hearing

Following the Community Meeting on July 22nd, the Planning Commission held the Public Hearing as scheduled but decided not to take a vote on whether to refer the current draft plan to the City Council. Instead, the hearing provided an opportunity for residents to share comments and feedback with the Commission, after which the Commission directed staff to revise the draft plan.

72 community members attended this Public Hearing, and 21 spoke during the public forum. Attendees continued to share their concern about the potential loss of parks and greenspace for development, and several requested that parks be removed from consideration of any future growth and instead be preserved for public use and environmental benefits. While there was support for other frameworks in the plan,

including mobility and placemaking, the City-owned land discussion remained the primary topic in Public Forum.

Commission Direction

While specific revisions from Planning Commissioners were not recommended to staff, Commissioners were in agreement following public forum that, while they were supportive of using City-owned land for housing, there shouldn't be development for housing in City Parks. Commissioners directed staff to revise the draft plan to remove any recommendations related to developing housing in city parks or permanently conserved open spaces, but to retain recommendations for exploring developing housing in other types of city-owned land.

Summary of Revisions to planBTV New North End

In response to direction provided by the Planning Commission, City Planning staff revised planBTV: New North End. An updated version of the plan is available online, and a summary of the key revisions is provided below.

In response to the request to remove recommendations related to developing housing on City parks and permanently conserved open spaces, the following revisions were made:

- **Removal of Starr Farm Park and Ethan Allen Park as Focus Areas:** Starr Farm Park and Ethan Allen Park are no longer identified as Focus Areas. Neighborhood maps that included these sites have been updated, along with charts, analyses, and calculations that previously considered the two sites as Focus Areas.
- **Revisions to the North Avenue intersection concepts:** The proposed bend to Ethan Allen Parkway within the Design Visions for Key Intersections section (p. 110) was revised to remove opportunities for development within park areas. The concept was also revised to remove NorthCountry Federal Credit Union from the reimagined vision for the intersection.
- **The Urban Design Framework was revised to:**
 - Remove the development concepts for Starr Farm Park and Ethan Allen Park
 - Include a description of the proposed City Asset Study (p. 167) recommended as an implementation strategy (UD1).
 - Remove references to exploring potential development on parks or permanently conserved open space, including references to potential community benefits associated with such development.

Below are the revisions made to the Urban Design Framework's Implementation Matrix:

- UD1: Complete a Public Asset Study that includes public engagement to identify the development feasibility of ~~each~~ City assets ~~(excluding parks and permanently conserved open spaces)~~, and a procurement strategy that retains the City's design and programmatic control of its property.
- UD2: Thoroughly explore the use of public land ~~(excluding parks and permanently conserved open spaces)~~ for housing in the comprehensive plan, planBTV 2050.
- ~~UD3: In the event that public open space is identified and pursued as a site for housing and community development, the City should seek to replace a commensurate amount of acreage and/or program elsewhere in the City, in line with the planBTV 2050 BPRW element.~~
- ~~Renumber strategies UD4 – UD8 to reflect removal of UD3~~
- UD~~67~~: Continue to study the Ethan Allen Parkway ~~Focus Area~~ to determine feasibility of intersection realignment.

The next section of this memo provides information about planBTV New North End, including the vision and proposed frameworks.

2. About planBTV New North End

planBTV New North End is intended to guide future public investment, policy decisions, and private development in a manner that balances housing production, affordability, environmental stewardship, and quality of life. This document provides guidance for shaping future neighborhood growth over time through coordinated strategies in transportation, land use, and placemaking.

The plan is organized around three interconnected frameworks: Transportation, Urban Design, and Placemaking. Together, these frameworks are supported by an implementation strategy that identifies short-, medium-, and long-term actions to advance the plan's vision of a more connected, inclusive, and sustainable New North End where residents can more easily access housing, services, recreation, and other daily needs within their own neighborhood.

Framework 1: Transportation

The Transportation Framework establishes a vision for a transportation system that supports neighborhood growth while creating a safer, more connected, and more complete New North End. Recognizing that the neighborhood's existing street pattern funnels nearly all travel onto North Avenue, the framework proposes a multimodal network that makes walking, biking, and taking transit safe and practical for everyday trips while reducing reliance on automobiles. The framework and subsequent recommendations are grounded in the principle that the neighborhood cannot continue to grow by simply adding more vehicles to *an* already-constrained system. Instead, it envisions an evolving neighborhood where residents have access to a variety of transportation options.

Summary of May 26 Planning Commission Comments

During its May 26th review of the Transportation Framework, the Planning Commission expressed general support for the overall vision and recommended strategies. Commissioners indicated that the transportation framework should remain adaptable to evolving technologies and encouraged staff to consider how emerging mobility options, including autonomous vehicles, could be accommodated within the plan.

The Commission also raised several broader policy questions and analyses that will be addressed as part of planBTV 2050. These included:

- The role of demand-responsive transportation services, such as SSTA
- The market conditions and economic factors necessary to support the mixed-use and transit-oriented development envisioned in the plan
- The capacity of the Burlington Greenway to accommodate increased use associated with future housing growth.

Staff recognized these topics as important points that will be explored more closely through the detailed transportation and economic development elements of the Comprehensive Plan.

Framework 2: Urban Design

planBTV: New North End's Urban Design Framework are the culmination of the planning process, presenting conceptual visions that holistically integrate transportation, land use, housing, and open space across a network of five selected sites called Focus Areas. These Focus Areas were selected through a two-part process that included community engagement that draws on local knowledge about sites that have opportunity to catalyze the New North End's evolution, and a data-driven soft-site analysis that identifies properties with potential for redevelopment. The five focus areas include three sites under exclusively private ownership – Ethan Allen Plaza, North Ave. Alliance Church, and Plattsburg Avenue at North Avenue. **In the previous iteration of this plan, two publicly-owned sites were considered as Focus Areas (Ethan Allen Parkway at North Avenue, and Starr Farm Park), but have been removed following the 7/28 Planning Commission Public Hearing.**

The Focus Area frameworks are intentionally high-level and illustrative of how vibrant, accessible, well-connected, and resilient new development might take shape over time and help achieve the overall neighborhood vision. As such, these Focus Areas are not development proposals, but rather tools to open community conversations and outline next steps, which include further study, coordination and continued public engagement. Only once these next steps have been taken will implementation be possible or appropriate.

This cautious approach to visioning the New North End's evolution, however, does not mean that the Focus Areas lack precision. Instead, the City and consultant teams developed each framework through an iterative design process that is imbued with a deep understanding of urban design practices, real estate development finance, infrastructural capacity, and project procurement.

Building Types

The Urban Design Framework includes a detailed description of building types that can facilitate the neighborhood evolution that residents who engaged in the process demand. Ranging from standalone community centers and four-story mixed-use buildings at the largest scale, to neighborhood multifamily at the smaller end, each type is visualized and includes a description of typical unit counts, layouts, and how they lend themselves to context-sensitive housing solutions. Importantly, each of these building types is allowed under the New North End's current zoning framework that consists primarily of Neighborhood Code and Neighborhood Activity Center districts.

A Vision for Housing and Community Spaces on City-Owned Land

planBTV: New North End builds on a national and international trend of cities exploring the land they own as sites for housing and sustainable urban evolution. Indeed, people have long made decisions to use the land they collectively own for the good of their community. Burlington has a deep and ongoing history of marshalling city land to build housing, services, and amenities. In fact, during the New North End planning process, the City was engaged in two mixed-use developments on property it owns at the Memorial Auditorium block and at its Sears Lane property as part of the South End Innovation District. Critically, the Mayor's Housing Strategy includes exploring public land as housing sites as one of its core fundamental planks. This plan builds on those efforts by recommending a Public Asset Study that will create a comprehensive inventory of property owned by the City of Burlington and explore how these public assets could serve community needs.

Framework 3: Placemaking

Community feedback collected throughout the planning process identified current demand for more spaces that foster social connection and community gathering. Residents value the parks and open spaces that the New North End offers, but noted that additional place types are needed. Priorities include small cafes with performance spaces, rentable public areas, and semipermeable, shaded outdoor venues that accommodate both programmed events and casual interaction. Residents also called for indoor recreation centers, specifically ADA-accessible facilities, alongside outdoor amenities such as playgrounds, splashpads, and picnic shelters. Additionally, residents emphasized the importance of housing and mixed-use development that facilitates neighborhood cohesion and resident-led public art initiatives. With this in mind, planBTV: New North End recommends a Placemaking Framework that includes the following place types:

1. Public squares throughout the neighborhood such as at Ethan Allen Plaza, Plattsburg Ave, and Ethan Allen Parkway.
2. Additional community gardens distributed throughout the area
3. A people-first neighborhood Main Street with edges activated by ground floor retail, furnishings, streets trees, and social activity.

4. Complete streets that prioritize the experience of walking, biking, and taking transit through wide sidewalks, bike lanes, safe crossings, and green infrastructure including native plantings and stormwater/pollinator gardens
5. Neighborhood Gateways that let people know they are coming to or leaving a place that people care for, providing opportunities for awe through landscape and public art aligned with neighborhood values.
6. Indoor community spaces for use during winter months that could include small libraries, makerspaces, art studios, community kitchens, indoor recreation and greenhouses.

3. Adoption Process Overview

The following chart summarizes the current stage in the plan adoption process:

Planning Commission Process				
Presentation to & discussion by Commission: 8/12/25, 9/9/25, 9/23/25, 5/26/26, 6/23/26, 8/25/26		Approve for Public Hearing:	Public Hearing:	Approved & forwarded to Council:
		6/23/26	7/28/26*	
City Council Process				
First Read:	Warn Public Hearing:	Public Hearing #1:	Public Hearing #2:	Council Approval & Adoption:

*At the 7/28 Public Hearing, the Planning Commission directed staff to revise the plan and bring it back to the Commission for additional review.

TO: Burlington City Council
FROM: Charles Dillard, AICP, Director of City Planning
Sarah Morgan, AICP, Principal Planner
DATE: August 21, 2026
RE: Proposed ZA-27-02 Overdose Prevention Centers

1. Overview & Background

On June 17, 2024, the Vermont legislature enacted H. 72 – now 18 V.S.A. § 4254, legislation that authorizes overdose prevention centers. Overdose Prevention Centers are facilities intended to reduce the potential risks of drug use, including overdose and undesirable public drug use, by providing facilities and trained staff for the on-site use of regulated substances. As defined in this proposed amendment, OPCs also may contain offices and facilities for providing addiction, medical, and social services. The legislation grants immunity from liability to individuals using regulated substances while on-site and in the service of providers, staff employed or volunteering at the OPC, and the property owner where the OPC is located. The Department of Health issued operating guidelines for OPCs, including level of on-site staff qualifications, in September 2024.

In April 2025, the City of Burlington, in Collaboration with Vermonters for Criminal Justice Reform (VCJR) announced a comprehensive, evidence-based Overdose Prevention Center pilot program, [which is available for review online](#).

ZA-25-01: Overdose Prevention Centers

This amendment to allow Overdose Prevention Centers in Burlington was first brought to the Planning Commission in July 2024 as ZA-25-01. The initial discussion focused on where OPCs should be permitted. Given that this was the Commission's first discussion of the topic, Commissioners requested additional information before making a recommendation. While there was support for allowing OPCs in a broad range of locations, Commissioners also raised concerns about proximity to schools and whether allowing an OPC downtown would be consistent with the 2019 Comprehensive Plan or planBTV: Downtown + Waterfront.

The Commission held a panel of practitioners and subject matter experts at its August 13, 2024 meeting. After the panel, Commissioners discussed the Planning Commission's broader role in determining where an OPC could be located. There was general support for allowing an OPC within the City while leaving the specific site selection process to the Mayor and City Council, which would need to be done through an extensive public process. Commissioners also recognized that the City Council and Administration would provide oversight when implementing the OPC through their own regulations and agreements. While there was general agreement that the Planning Commission's role should be limited, some Commissioners noted that the Commission should still consider whether potential land use conflicts may exist before recommending this amendment.

Overdose Prevention Center Services Assessment Report

In May 2026, the City completed an [Overdose Prevention Center Service Assessment Report](#) as a required step under Vermont's Overdose Prevention Center Operating Guidelines. This assessment provides a foundation for continued planning and should not be viewed as a final decision or a completed implementation plan. Its findings are intended to help inform potential OPC locations, identify the services that could be offered, and guide how an OPC could operate and connect with existing systems of care.

The assessment was informed by extensive community engagement, including input from a diverse grouping of stakeholders and local organizations through surveys, focus groups, one-on-one conversations, and listening sessions. A broader citywide survey was also conducted, and received more than 1,500 responses.

Overall, findings from the services assessment indicate that an OPC in Burlington has potential to reduce overdose mortality, decrease public drug use, and connect vulnerable individuals to health and social supports, if implemented in alignment with evidence-based practices and community-informed recommendations. The report outlines actionable guidance related to location, staffing, hours of operation, services, communication, public safety, and ongoing monitoring.

A key finding of this report was that of potential locations. The report determined that an OPC should be located in the downtown area of Burlington, in the Old North End, or near Riverside Avenue, near other existing social supports and services, away from schools and playgrounds.

ZA-27-02: Overdose Prevention Centers

Overdose Prevention Centers do not currently conform perfectly to any use defined in the Comprehensive Development Ordinance. Furthermore, it is standard City practice to define any uses specifically enabled by state legislation as such by denoting its enabling statute. A primary reason for this is that in the event that the statute is amended, the City's definition does not therefore and subsequently have to be amended.

This amendment provides a definition for OPCs, establishes standards regulating maximum parking, and a broad determination of where OPCs may be located in the City, which is in alignment with the Planning Commission's previously communicated desire to ultimately defer the selection of a specific site to the City Council and Mayor.

2. Proposed Amendment

a) Amendment Type

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

The proposed amendment establishes a definition and use standards for Overdose Prevention Centers, a use enabled by 18 V.S.A. § 4254.

c) Proposed Amendment

1) Amendment to Article 13: Definitions

- Defines an Overdose Prevention Center as "An establishment containing offices and facilities for providing addiction, medical and social services, including supervised possession and use of regulated substances, as enabled by 18 V.S.A. § 4254."

2) Amendment to Appendix A: Use Table

- Establishes Overdose Prevention Centers as a use in the Use Table, and permits them in all districts except for the Recreation, Conservation, and Open Space (RCO) districts, Urban Reserve, and Downtown Waterfront -- Public Trust. The following footnote is included to accompany the Overdose Prevention Center use:

"Only one Overdose Prevention Center (OPC) may be permitted. If a permit for an OPC is abandoned or superseded, another permit may be approved, but only one active permit is allowed at one time. OPC approval shall be conditioned upon an agreement between the OPC service provider and the City, such agreement must include the facility's location, a process for engagement with the community, and standard agreement requirements."

3) Amendment to Article 8: Parking

- Modifies Table 8.1.9-1 Maximum Off-Street Parking Requirements to establish the total number of off-street parking spaces allowed in each parkin district for the Overdose Prevention Center use category.

3. 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 has minimal impact on future land use and no impact on density. It creates a new use definition and standard for Overdose Prevention Centers, a use specifically enabled by 18 V.S.A. § 4254.

Impact on Safe & Affordable Housing

The proposed amendment has no impact on safe and affordable housing.

Planned Community Facilities

The proposed amendment has no impact on planned community facilities.

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 7/23/24*, 8/25/26	Presentation to & discussion by Commission 07/23/24*, 8/13/24* 8/25/2026	Approved for Public Hearing	Public Hearing	Approved & forwarded to Council
				Continue discussion
City Council Process				
First Read & Referral to Ordinance Cmte	Ordinance Cmte discussion	Ordinance Cmte recommend as modified	Second Read & Public Hearing	CCOC Recommends Approval & Adoption
				Rejected

**Discussed as ZA-25-01*

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-Six

An Ordinance in Relation to

ZA-27-02 Overdose Prevention Centers

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 8, Sec. 8.1.9 Maximum On-Site Parking Spaces, Article 13, Definitions to establish a definition for Overdose Prevention Centers, and Appendix A – Use Table to establish where Overdose Prevention Centers may be permitted as well as an accompanying footnote with limitations related to the Overdose Prevention Center.

ARTICLE 8: PARKING

PART 1: GENERAL REQUIREMENTS

Section 8.1.9 Maximum On-Site Parking Spaces

The total number of off-street parking spaces provided in any parking district shall not be more than as allowed in Table 8.1.9-1 below:

(a) – (b). As Written

Table 8.1.9-1 Maximum Off-Street Parking Requirements			
	Neighborhood Districts	Shared Use Districts	Multimodal Mixed-Use Districts
RESIDENTIAL USES ¹	Per Dwelling Unit except as noted		
As Written			
1. Adjusted for development with inclusionary housing units per Sec. 8.1.8(c).			
RESIDENTIAL USES - SPECIAL ¹	Per Dwelling Unit except as noted		
As Written			
NON-RESIDENTIAL USES	Per 1,000 square feet of gross floor area (gfa) except as noted		
Adult Day Care (per two (2) employees) - Operations Center - Truck/Bus (per 1,000 gfa) (registered transit vehicles exempt from limits) – As Written			
<u>Overdose Prevention Center</u>	<u>5</u>	<u>4</u>	<u>3</u>
Park (per playing area) - Worship, Place of (per four (4) seats) - As Written			

13

14 **ARTICLE 13: DEFINITIONS**

15 **Overdose Prevention Center:** An establishment containing offices and facilities for providing addiction,
16 medical and social services, including supervised possession and use of regulated substances, as enabled by
17 18 V.S.A. § 4254

18

19 * Material stricken out deleted.

20 ** Material underlined added.

Appendix A-Use Table – All Zoning Districts

	Urban Reserve	Recreation, Conservation & Open Space			Institutional	Residential				Downtown Mixed Use ⁱ	Downtown Form Districts (See Article 14)	Neighborhood Mixed Use				Enterprise	
USES	UR	RCO - A	RCO - RG	RCO - C	I	RL	RM	RH	RC	DW-PT ¹⁶	Downtown FDs	NMU	NAC	NAC-R	NAC-CR	E-AE	E-LM ³⁴
RESIDENTIAL USES	UR	RCO - A ¹	RCO - RG	RCO - C	I	RL	RM	RH	RC	DW-PT ¹⁶	Downtown FDs	NMU	NAC	NAC-R	NAC-CR	E-AE	E-LM
Single Detached Dwelling	N	N ¹	N	N	Y	Y ²	Y ²	N ³⁰	N ³⁰	N		N ³⁰	N ³⁰	N ³⁰	N	N	N
Attached Dwellings - Duplex	N	N ¹	N	N	Y	Y ²	Y ²	Y	Y	N		Y ³	N	Y	N	N	N
Attached Dwellings - Multi-Family (3 or more)	N	N ¹	N	N	Y	Y ²	Y ²	Y	Y	N		Y	Y	Y	Y	N	N
RESIDENTIAL SPECIAL USES	UR	RCO – A	RCO - RG	RCO - C	I	RL	RM	RH	RC	DW-PT ¹⁶	Downtown FDs	NMU	NAC	NAC-R	NAC-CR	E-AE	E-LM
Assisted Living	N	N	N	N	CU	CU	Y	Y	Y	N		Y	Y	Y	Y	N	N
Boarding House ⁶ (4 persons or less)	N	N	N	N	CU	CU	Y	Y	Y	N		Y	Y	Y	N	N	N
Boarding House ⁶ (5 persons or more)	N	N	N	N	CU	CU	CU	CU	CU	N		CU	CU	CU	N	N	N
Community House (See Sec.5.4.4)	N	N	N	N	CU	CU	CU	CU	CU	N		CU	CU	CU	CU	N	N
Convalescent /Nursing Home	N	N	N	N	CU	CU	Y	Y	Y	N		Y	Y	Y	Y	N	N
Dormitory ⁵	N	N	N	N	CU	N	N	N	N	N		N ²⁵	CU	CU	N	N	N
Emergency Shelter ³¹	N	N	N	N	N	CU	CU	CU	CU	N		CU	CU	CU	CU	N	N
Group Home	N	N	N	N	Y	Y	Y	Y	Y	N		Y	Y	Y	Y	N	N
Historic Inn (See Sec.5.4.2)	N	N	N	N	CU	CU	CU	CU	CU	N		CU	Y	Y	Y	N	N
Mobile Home Park	N	N	N	N	N	CU	CU	N	N	N		N	N	N	N	N	N
Sorority/Fraternity ⁵	N	N	N	N	CU	N	N	N	N	N		N	N	N	N	N	N
Short Term Rental ³³	N	N	N	N	Y	Y	Y	Y	Y	N		Y	Y	Y	Y	N	N
NON-RESIDENTIAL USES	UR ²¹	RCO - A	RCO - RG	RCO - C	I	RL	RM	RH	RC	DW-PT ¹⁶	Downtown FDs	NMU	NAC	NAC-R	NAC-CR	E-AE	E-LM
Adult Day Care	N	N	N	N	CU	N	N	N	N	N		Y	Y	Y	Y	N	N
Agricultural Use ²⁰	N	Y	Y	CU	Y	N	N	N	N	N		N	N	N	N	Y	N
Amusement Arcade	N	N	N	N	N	N	N	N	N	N		N	CU	CU	CU	N	N
Animal Boarding/Kennel/Shelter	N	CU	N	N	N	N	N	N	N	N		N	CU	CU	CU	CU	CU ²⁷
Animal Grooming	N	N	N	N	N	N	N	N	Y	N		Y	Y	Y	Y	CU	CU ²⁷
Animal Hospitals/Veterinarian Office	N	CU	N	N	CU	N	N	N	N	N		CU	CU	CU	CU	Y	Y ²⁷
Appliance Sales/Service	N	N	N	N	N	N	N	N	Y	N		Y ²⁴	Y	Y	Y ²⁴	N	Y ²⁷
Aquarium	N	N	CU	N	CU	N	N	N	N	(See Sec.4.4.1(d) 1)		N	N	N	N	N	N
Art Gallery/Studio	N	N	N	N	Y	N	N	CU ¹³	N	(See Sec.4.4.1(d) 1)		Y	Y	Y	Y	Y	Y
Auction House	N	N	N	N	N	N	N	N	N	N		N	Y	Y	N	N	CU ²⁷

Appendix A-Use Table – All Zoning Districts

USES	UR	RCO - A	RCO - RG	RCO - C	I	RL	RM	RH	RC	DW-PT ¹⁶	Downtown FDs	NMU	NAC	NAC- R	NAC-CR	E-AE	E-LM ³⁴
Automobile Body Shop	N	N	N	N	N	N	N	N	N	N		N	N	Y	N	N	Y ²⁷
Automobile & Marine Parts Sales	N	N	N	N	N	N	N	N	N	(See Sec.4.4.1(d) 1)		CU	Y	Y	Y	N	Y ²⁷
Automobile/Vehicle Repair	N	N	N	N	N	N	N	N	N	N		CU ^{9, 12, 14}	CU ^{9, 12, 14}	CU ¹⁴	N	N	Y ²⁷
Automobile Sales – New & Used	N	N	N	N	N	N	N	N	N	N		N	Y	Y	N	N	CU ²⁷
Automobile/Vehicle Salvage Yard	N	N	N	N	N	N	N	N	N	N		N	N	N	N	N	N
Bakery	N	N	N	N	N	N ²²	N ²²	CU ¹³	Y	N		Y	Y	Y	Y	Y	Y ²⁷
Bank, Credit Union	N	N	N	N	CU	N ²²	N ²²	N ²²	Y	N		Y	Y	Y	Y	N	Y
Bar, Tavern	N	N	N	N	N	N	N	N	Y	N		CU	CU	CU	CU	N	N
Beauty/ Barber Shop	N	N	N	N	CU	N ²²	N ²²	CU ¹³	Y	N		Y	Y	CU	Y	N	N
Bicycle Sales/Repair	N	N	N	N	CU	N	N	N	Y	N		Y	Y	Y	Y	N	Y ²⁷
Billiard Parlor	N	N	N	N	N	N	N	N	N	N		CU	Y	CU	Y	N	N
Boat Repair/Service	N	N	CU	N	N	N	N	N	N	(See Sec.4.4.1(d) 1)		N	CU	CU	N	N	Y ²⁷
Boat Sales/Rentals	N	N	CU	N	N	N	N	N	N	(See Sec.4.4.1(d) 1)		N	Y	Y	N	N	Y ²⁷
Boat Storage	N	N	CU	N	N	N	N	N	N	N		N	CU	CU	N	N	Y ²⁷
Bowling Alley	N	N	N	N	N	N	N	N	N	N		CU	Y	Y	Y	N	Y
Building Material Sales	N	N	N	N	N	N	N	N	N	N		N	Y ¹⁰	Y	N	N	Y ²⁷
Café	N	CU ¹⁷	CU	N	CU	N ²²	N ²²	CU ¹³	Y	(See Sec.4.4.1(d) 1)		Y	Y	Y	Y	CU	CU ²⁷
Camp Ground	N	Y	Y	N	N	N	N	N	N	(See Sec.4.4.1(d) 1)		N	N	N	N	N	N
Car Wash	N	N	N	N	N	N	N	N	N	N		N	CU	Y	CU	N	CU ²⁷
Cemetery	N	N	Y	N	N	N	N	N	N	N		N	N	N	N	N	N
Cinema	N	N	N	N	Y	N	N	CU	N	N		CU ¹⁴	Y	N	Y ¹⁴	N	N
Club, Membership	N	N	Y	N	CU	N	Y	Y	Y	N		CU	CU	N	CU	N	N
Community Center	N	N	CU	N	CU	CU ¹³	CU ¹³	Y ¹³	Y	N		Y	Y	Y	Y	N	CU ²⁷
Community Garden	N	Y	Y	N	Y	Y	Y	Y	Y	N		Y	Y	Y	Y	Y	Y ²⁷
Conference Center	N	N	N	N	CU	N	N	N	N	N		N	N	N	N	N	N
Composting	N	CU	N	N	N	N	N	N	N	N		N	N	N	N	N	N
Contractor Yard	N	N	N	N	N	N	N	N	N	N		N	N	Y ¹⁰	N	N	Y
Convenience Store (See Sec.5.4.3)	N	N	N	N	N	N	N	CU ¹²	Y ¹²	N		Y ¹²	Y	Y	Y ¹²	N	Y ²⁷
Convention Center	N	N	N	N	N	N	N	N	N	N		N	N	N	N	N	N
Courthouse	N	N	N	N	Y	N	N	CU	N	N		N	N	N	N	N	N
Crematory	N	N	N	N	N	N	N	N	N	N		N	N	CU	N	N	N
Crisis Counseling Center	N	N	N	N	CU	CU	CU	CU	Y	N		Y	Y	Y	Y	N	N
Daycare (See Sec.5.4.1)	N	CU ⁸	CU ⁸	CU ⁸	CU	CU ¹³	CU ¹³	CU ¹³	Y	N		Y	Y	Y	Y	CU	CU ^{17,27}

Appendix A-Use Table – All Zoning Districts

USES	UR	RCO - A	RCO - RG	RCO - C	I	RL	RM	RH	RC	DW-PT ¹⁶	Downtown FDs	NMU	NAC	NAC- R	NAC-CR	E-AE	E-LM ³⁴
Daycare – Family Home	N	N	N	N	Y	Y	Y	Y	Y	N		Y	Y	Y	Y	N	N
Dental Lab	N	N	N	N	CU	N	N	N	N	N		Y	Y	Y	Y	N	Y
Distribution Center	N	N	N	N	N	N	N	N	N	N		N	N	CU	N	N	CU
Dry Cleaning Plant	N	N	N	N	N	N	N	N	N	N		N	N	CU	N	N	CU
Dry Cleaning Service	N	N	N	N	CU	N ²²	N ²²	N ²²	Y	N		Y ²⁴	Y	Y	Y ²⁴	N	CU ²⁷
Film Studio	N	N	N	N	Y	N	N	N	N	N		N	CU	Y	CU	N	CU
Fire Station	N	N	Y	N	Y	CU	CU	CU	Y	N		Y	Y	Y	Y	Y	Y
Food & Beverage Processing	N	N	N	N	N	N	N	N	N	N		CU ¹⁴	CU ¹⁴	CU	CU ¹⁴	Y	Y
Fuel Service Station ⁹	N	N	N	N	N	N	N	N	N	N		CU ¹¹	Y ¹¹	Y	N	N	N
Funeral Home	N	N	N	N	N	CU ⁷	CU ⁷	CU ⁷	Y	N		CU	Y	Y	N	N	N
Garden Supply Store	N	N	N	N	CU	N	N	N	Y	N		CU ²⁴	Y	Y	N	Y	Y ²⁷
General Merchandise/Retail – Small <4,000sqft	N	N	N	N	CU	N ²²	N ²²	N ²²	Y	(See Sec.4.4.1(d) 1)		Y	Y	Y	Y	N	Y ²⁷
General Merchandise/Retail – Large ≥4,000sqft	N	N	N	N	N	N	N	N	N	(See Sec.4.4.1(d) 1)		N	CU ¹⁸	CU	CU	N	CU ^{17,27}
Grocery Store – Small ≤10,000sqft	N	N	N	N	N	N	N	CU	Y	N		Y	Y	Y	Y	CU	CU ²⁸
Grocery Store – Large >10,000sqft	N	N	N	N	N	N	N	N	N	N		N	Y	Y	N	N	CU ²⁸
Hazardous Waste Collection/Disposal	N	N	N	N	N	N	N	N	N	N		N	N	N	N	N	CU
Health Club	N	N	N	N	Y	N	N	CU	N	N		CU	Y	Y	Y	N	CU ²⁷
Health Studio	N	N	N	N	Y	N ²²	N ²²	CU	Y	N		Y	Y	Y	Y	N	Y ²⁷
Hospitals	N	N	N	N	CU	N	N	CU	N	N		N	N	N	N	N	N
Lodging	N	N	N	N	CU	N	N	N	N	(See Sec.4.4.1(d) 1)		N	Y	N	Y	N	N
Junkyard	N	N	N	N	N	N	N	N	N	N		N	N	N	N	N	N
Laundromat	N	N	N	N	CU	N ²²	N ²²	CU ¹³	Y	N		Y ¹³	Y	Y	Y	N	Y ²⁷
Library	N	N	N	N	Y	CU	CU	Y	Y	N		Y	Y	Y	Y	N	N
Lumber Yard	N	N	N	N	N	N	N	N	N	N		N	CU ¹⁰	Y	N	N	Y
Manufacturing-Light	N	N	N	N	N	N	N	N	N	N		CU ¹⁴	CU ¹⁴	CU	CU ¹⁴	CU	Y
Manufacturing	N	N	N	N	N	N	N	N	N	N		N	N	CU	N	CU	Y
Marina	N	N	Y	N	N	N	N	N	N	(See Sec.4.4.1(d) 1)		N	N	N	N	N	N
Medical Lab	N	N	N	N	CU	N	N	N	N	N		CU	Y	Y	N	CU	CU
Mental Health Crisis Center	N	N	N	N	N	N	CU (See §5.4.11)	N	N	N		CU	N	N	N	N	N
Museum–Small < 10,000 sqft	N	CU	CU	CU	Y	CU ¹³	CU ¹³	CU ^{8,13}	N	(See Sec.4.4.1(d) 1)		Y	Y	Y	Y	CU	Y ²³

Appendix A-Use Table – All Zoning Districts

USES	UR	RCO - A	RCO - RG	RCO - C	I	RL	RM	RH	RC	DW-PT ¹⁶	Downtown FDs	NMU	NAC	NAC- R	NAC-CR	E-AE	E-LM ³⁴
Museum-Large >10,000 sqft	N	N	N	N	CU	N	N	N	N	(See Sec.4.4.1(d) 1)		N	CU	CU	N	CU	CU ²³
Office - General	N	N	N	N	N	N	N	N	N	N		Y	Y	Y	Y	CU	Y ²⁷
Office - Medical, Dental	N	N	N	N	CU	N ²²	N ²²	N ²²	Y	N		Y	Y	Y	Y	N	Y ²⁷
Office-Technical	N	N	N	N	N	N	N	N	N	N		Y	Y	Y	Y	CU	Y
Open Air Markets	N	Y	Y	N	Y	CU	CU	CU	N	(See Sec.4.4.1(d) 1)		Y	Y	Y	Y	Y	Y ²⁷
Operations Center – Taxi/Bus ⁹	N	N	N	N	N	N	N	N	N	N		N	N	CU ¹¹	N	N	Y
Operations Center - Trucking ⁹	N	N	N	N	N	N	N	N	N	N		N	N	Y ¹¹	N	CU ¹¹	CU
<u>Overdose Prevention Center³⁵</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
Park	N	Y	Y	Y	Y	Y	Y	Y	Y	(See Sec.4.4.1(d) 1)		Y	Y	Y	Y	CU	CU ²⁷
Parking Garage ⁹	N	N	N	N	Y	N	N	CU	N	N		CU	Y	N	CU	N	CU
Parking Lot ⁹	N	N	N	N	N	N	N	N	N	N		N	CU	N	N	N	CU
Performing Arts Center	N	N	N	N	Y	N	N	N	N	(See Sec.4.4.1(d) 1)		CU	Y	N	CU	N	CU ^{27,32}
Performing Arts Studio	N	N	N	N	Y	N	N	CU ¹³	N	(See Sec.4.4.1(d) 1)		CU	CU	CU	Y	N	Y ²⁷
Pet Store ¹⁰	N	N	N	N	N	N	N	N	N	N		CU	Y	Y	Y	N	N
Pharmacy	N	N	N	N	CU	N ²²	N ²²	N ²²	Y	N		Y	Y	Y	Y	N	N
Photo Studio	N	N	N	N	N	N ²²	N ²²	N	N	N		Y	Y	Y	Y	N	Y
Photography Lab	N	N	N	N	N	N	N	N	N	N		CU	Y	Y	Y	CU	Y
Police Station - Central	N	N	N	N	CU	N	N	N	N	N		Y	Y	Y	N	N	N
Police Station - Local	N	N	CU	N	Y	CU	CU	CU	Y	N		Y	Y	Y	Y	Y	Y
Post Office – Central Distribution Center	N	N	N	N	N	N	N	N	N	N		N	Y	Y	N	N	Y
Post Office - Local	N	N	N	N	Y	N ²²	N ²²	N ²²	Y	N		Y	Y	Y	Y	N	N
Printing Plant	N	N	N	N	N	N	N	N	N	N		N	N	CU	N	N	Y
Printing Shop	N	N	N	N	CU	N ²²	N ²²	N	N	N		CU	Y	Y	Y	N	Y
Public Transit Terminal	N	N	N	N	Y	N	N	N	N	(See Sec.4.4.1(d) 1)		N	CU	CU	Y	CU	Y
Public Works Yard/Garage ⁹	N	N	N	N	CU ¹¹	N	N	N	N	N		N	CU ¹¹	Y ¹¹	N	CU	Y
Radio & TV Studio	N	N	N	N	N	N	N	N	N	N		N	Y	Y	Y	N	Y
Rail Equip. Storage & Repair	N	N	N	N	N	N	N	N	N	(See Sec.4.4.1(d) 1)		N	N	N	N	CU	CU ²⁷
Recording Studio	N	N	N	N	N	N	N	CU	N	N		CU	CU	Y	Y	N	Y

Appendix A-Use Table – All Zoning Districts

Recreational Facility - Indoor	N	N	CU	N	CU	N	CU	CU	N	(See Sec.4.4.1(d) 1)		N	Y	CU	N	N	CU ²⁷¹
USES	UR	RCO - A	RCO - RG	RCO - C	I	RL	RM	RH	RC	DW-PT ¹⁶	Downtown FDs	NMU	NAC	NAC- R	NAC-CR	E-AE	E-LM ³⁴
Recreational Facility - Outdoor Commercial	N	N	CU	N	CU	N	N	N	N	(See Sec.4.4.1(d) 1)		N	N	CU	N	N	N
Recreational Facility - Outdoor	N	N	Y	N	Y	N	N	N	N	(See Sec.4.4.1(d) 1)		N	Y	Y	CU	N	N
Recreational Vehicle Sales – New and Used	N	N	N	N	N	N	N	N	N	N		N	CU	CU	N	N	Y ²⁷
Recycling Center – Large ¹⁰ (above 2,000 sf)	N	N	N	N	N	N	N	N	N	N		N	N	N	N	CU	CU
Recycling Center - Small ¹⁰ (2,000 sf or less)	N	N	N	N	CU	N	N	N	N	N		CU	CU	CU	CU	CU	Y
Research and Development Facility	N	N	N	N	CU	N	N	N	N	N		CU	CU	CU	CU	CU	Y
Research Lab	N	CU	N	N	CU	N	N	N	N	(See Sec.4.4.1(d) 1)		N	CU	CU	CU ²⁴	CU	Y
Restaurant	N	N	N	N	N	N ²²	N ²²	CU ^{8, 13}	Y	(See Sec.4.4.1(d) 1)		Y ¹³	Y	Y	Y ¹³	N	N
Restaurant – Take Out	N	N	N	N	CU ¹³	N ²²	N ²²	N	Y	(See Sec.4.4.1(d) 1)		Y ¹³	Y	Y	Y ¹³	N	Y ^{13,27}
Salon/Spa	N	N	N	N	CU	N ²²	N ²²	N	Y	N		Y	Y	Y	Y	N	N
School - Post-Secondary &Community College	N	N	Y	N	CU	N	CU	CU	CU	N		CU	CU	CU	CU	N	N
School – Preschool (see Sec. 5.4.1)	N	CU ⁸	CU ⁸	CU ⁸	CU	CU ¹³	CU ¹³	CU ¹³	Y	N		Y	Y	Y	Y	CU	CU ^{17,27}
School - Primary	N	N	N	N	CU	CU	CU	CU	CU	N		CU	CU	CU	CU	N	N
School - Secondary	N	N	N	N	CU	CU	CU	CU	CU	N		CU	CU	CU	CU	N	N
School, -Trade, or Professional	N	N	N	N	CU	N	N	N	N	N		CU	N	N	CU	N	CU ²⁷
Solid Waste Facility - Incinerator, Landfill, Transfer Station	N	N	N	N	N	N	N	N	N	N		N	N	N	N	CU	CU
Tailor Shop	N	N	N	N	N	N ²²	N ²²	CU	Y	N		Y	Y	Y	Y	N	N
Warehouse	N	CU	N	N	CU	N	N	N	N	(See Sec.4.4.1(d) 1)		N	N	Y ¹⁵	N	Y	Y
Warehouse, Retail ⁹	N	N	N	N	N	N	N	N	N	N		N	CU ¹⁵	CU ¹⁵	N	CU	CU
Warehouse, Self-Storage ⁹	N	N	N	N	N	N	N	N	N	N		N	N	Y ¹⁵	N	N	CU
Wholesale Sales ⁹	N	CU	N	N	N	N	N	N	N	N		N	N	Y ¹⁵	N	Y	Y
Worship, Place of	N	N	N	N	CU	CU	CU	Y	CU	N		Y	CU	CU	CU	N	N

1. Residential uses are not permitted except only as an accessory use to an agricultural use.

Legend:	
Y	Permitted Use in this district

Appendix A-Use Table – All Zoning Districts

2. Subject to applicable limits on the number of units per structure in Table 4.4.5-2.

3. Duplexes shall only be allowed as a result of a conversion of an existing single family home. New duplexes are prohibited.

4. Reserved.

5. An existing fraternity, sorority, or other institutional use may be converted to dormitory use subject to conditional use approval by the DRB.

6. Must be owner-occupied.

7. Must be located on a major street.

8. Daycare centers and preschools in the RCO zones shall only be allowed when a small museum is the principal use.

9. Automobile sales not permitted other than as a separate principal use subject to obtaining a separate zoning permit.

10. Exterior storage and display not permitted.

11. All repairs must be contained within an enclosed structure.

12. No fuel pumps shall be allowed other than as a separate principal use subject to obtaining a separate zoning permit.

13. Permitted hours of operation 5:30 a.m. to 11:00 p.m.

14. Such uses not to exceed ten thousand (10,000) square feet per establishment.

15. Excludes storage of uncured hides, explosives, and oil and gas products.

16. See Sec.4.4.1(d) 2 for more explicit language regarding permitted and conditional uses in the Downtown Waterfront – Public Trust District.

17. Allowed only as an accessory use.

18. A permitted use in the Shelburne Rd Plaza and Ethan Allen Shopping Center.

19. [Reserved].

20. Accepted agricultural and silvicultural practices, including the construction of farm structures, as those practices are defined by the secretary of agriculture, food and markets or the commissioner of forests, parks and recreation, respectively, under 10 VSA §1021(f) and 1259(f) and 6 VSA §4810 are exempt from regulation under local zoning.

21. See Sec. 4.4.7 (c) for specific allowances and restrictions regarding uses in the Urban Reserve District.

22. See Sec. 4.4.5 (d) 3 for specific allowances and restrictions regarding Neighborhood Commercial Uses in Residential districts.

23. Allowed only on properties with frontage on Pine Street.

24. Such uses shall not exceed 4,000 square feet in size.

25. Dormitories are only allowed on properties contiguous to a school existing as of January 1, 2010.

26. The mixed uses shall be limited to those that are either permitted, conditional, or pre-existing nonconforming in the zoning district.

27. For lots south of Home Avenue, this use is only permitted or conditionally permitted when one or more Industrial or Arts Production use(s) exists on the lot, and when the combined Gross Floor Area of all uses unrelated to Industrial or Arts production and with this footnote does not exceed 49 percent of the Gross Floor Area. For lots north of Home Avenue within the EL-M district, this footnote does not apply. Grocery Stores up to but not to exceed 35,000 square feet may be permitted subject to conditional use approval by the DRB in that portion of the Enterprise-Light Manufacturing District between Flynn and Home Avenue.

28. Grocery Stores up to but not to exceed 35,000 square feet may be permitted subject to conditional use approval by the DRB in that portion of the Enterprise-Light Manufacturing District between Flynn and Home Avenue.

29. Must be fully enclosed within a building.

30. New single detached dwellings are not permitted. However, a pre-existing single detached dwelling may be reverted to a single family use regardless of its present use if the building was originally designed and constructed for that purpose.

31. See special use standards of Sec. 5.4.13, Emergency Shelters.

32. Performing Arts Centers in the ELM zone shall be limited to properties with frontage on Pine Street up to 5,000 square feet in size, and to properties with frontage on Industrial Parkway up to 15,000 square feet in size. Performing Arts Centers may contain accessory space for preparation and serving food and beverages, including alcohol, provided this accessory space comprises less than 50% of the entire establishment.

33. Short term rentals are permitted by right, subject to per building limitations and rental registration requirements pursuant to Chapter 18: Minimum Housing Standards of the City Code of Ordinances.

34. See Sec. 4.5.6(c) 5 for permitted uses in the Enterprise – Innovation District (SEID) Overlay

35. Only one Overdose Prevention Center (OPC) may be permitted. If a permit for an OPC is abandoned or superseded, another permit may be approved, but only one active permit is allowed at one time. OPC approval shall be conditioned upon an agreement between the OPC service provider and the City, such agreement must include the facility’s location, a process for engagement with the community, and standard agreement requirements.
- | | |
|--------------|---|
| CU | Conditional Use in this district |
| N | Use not permitted in this district |
| | |
| Abbreviation | Zoning District |
| RCO – A | RCO - Agriculture |
| RCO – RG | RCO – Recreation/Greenspace |
| RCO – C | RCO - Conservation |
| I | Institutional |
| RL | Residential Low Intensity |
| RM | Residential Medium Intensity |
| RH | Residential High Intensity |
| RC | Residential Corridors |
| DW-PT | Downtown Waterfront-Public Trust |
| NMU | Neighborhood Mixed Use |
| NAC | Neighborhood Activity Center |
| NAC-RC | NAC – Riverside Corridor |
| NAC-CR | NAC – Cambrian Rise |
| E-AE | Enterprise – Agricultural Processing and Energy |
| E-LM | Enterprise – Light Manufacturing |

ⁱ For permitted and conditional uses within the Downtown and Waterfront Form Districts, refer to Article 14.

Burlington Planning Commission

Tuesday, June 23, 2026, 6:30 P.M.

Hybrid Meeting via Zoom and in City Hall's Bushor Conference Room

Draft Minutes

Commissioners Present:

- ☒ Andy Montroll
- ☒ Erhard Mahnke
- ☒ Ryan Nick
- ☒ Erin Malone
- ☒ Alexander Friend
- ☒ Julia Randall
- ☒ Michael Gaughan

City Staff Present:

- ☒ Charles Dillard, Director, Office of City Planning
- ☒ Sarah Morgan, Principal Planner

Public Attendance: Sharon Bushor, Laurie Davidson, Joanna Elliott, Carrie Stanley, Evan Gould, Lauren Bueker

1. Agenda

Call to Order: 6:35pm

Changes to Agenda: None.

2. Public Forum

Laurie
Davidson:

Spoke regarding Ethan Allen Park and PlanBTV 2050. Expressed sentiment that sacrificing a historic legacy park, as is suggested in the plan, would be a great disservice, not only to the current residents of Burlington, but to future residence as well. Requested increased transparency in the diction making process going forward.

Sharon Bushor

Referenced previously submitted comments. Sharon reiterated a point made by Lori that the planning process should be more inclusive to NNE residents. Noted that the graphic that support the plan are not adequate; requested photographs. Questioned the number of min-hubs planned along North Ave.

Joanna Elliott

Expressed concerns about the selection of the Starr Farm and Ethan Allen Park locations in the plan stating that it seems to conflict with city mission and values such as green space accessibility, environmental factors, water cleanliness, etc. Questioned why existing derelict lots or other locations were not considered first before parks. Referenced an attempt to develop multi-unit housing at Starr Farm Park 30 years ago and cited the deeded uses of the Flynn Estate as pertaining to parks and public spaces. Questioned legality of housing on this property; requested review of the trust.

Carrie Stanley

Expressed feelings of disappointment towards the proposed plan. Request review of both legality and also impact on migratory birds in Ethan Allen Park. Stated that community is getting conflicting information about PlanBTV regarding impacts, stages and timeline.

- | | |
|---------------|--|
| Evan Gould | Stated they are generally excited about Ethan Allen and activation of North Avenue specifically inclusion of mixed-use spaces and increased transportation access and roundabouts. Raised concerns about multi-use paths versus dedicated bike lanes. Excited for multigenerational households. Noted that moving away from a "strip mall" feel along North Ave to an activated streetscape would be good. |
| Laurie Bueker | Stated they strongly disagree with the proposed plan. Like previous speakers, questioned legality of land development at these sites. Cited specifics of trust. Again, raised the question of why vacant and derelict properties are not being considered for development before parks. |

3. Chair's Report

A. Montroll did not share a Chair's Report.

4. Director's Report

C. Dillard did not share a Director's Report.

5. 802 Homes

J. Dube with Vermont's Department of Housing & Community Development presented about the State's 802 Homes program which is part of their broader Homes for All Initiative. The goal of 802 Homes is to make it more feasible and easier to build homes in growing communities around Vermont.

6. July 14th Meeting – PC Organization Day

Meeting will start at 6pm

7. planBTV New North End Review

C. Dillard asks for consideration to warn for a public hearing. If warned for public hearing, earliest date to be held would be 7/21. Key sections of the plan reviewed: Neighborhood Vision, Transportation Framework, Urban Design Framework, Placemaking Framework and Implementation.

- C.Dillard discussed how this plan support the vision, the 5 identified focus areas, wastewater capacity, soft-site analysis, zoning enabled building types.
- C.Dillard discussed specific focus areas on private land: North Ave Alliance Church, Ethan Allen Plaza, Plattsburg Ave./North Ave.
- C.Dillard, M.Gaughan discussed specific focus areas on city owned/public land: Ethan Allen Pkwy at North Ave, city owned land rational framework and city-owned land recommendations.
- E. Mahnke discussed history of controversial city owned land sales and how it informs best practice. Goes on to support putting city owned property into a land trust to insulate against administration and policy change over time.
- C.Dillard, E. Malone, M. Gaughan spoke further about Ethan Allen Pkwy plan.
- C.Dillard discussed final focus area, Starr Farm. M.Gaughan notes the Ethan Allen plan feels more tactical than Starr Farm and that Starr Farm is more challenging. E.Malone reiterates that sentiment.
- C.Dillard spoke to 6-point placemaking framework further and shared supporting images highlighting placemaking elements. E.Mahnke asks if anyone has considered use of Appletree Park for housing our other community uses and brought up question of low income housing included in the plan.

- E.Malone raised the question of how to improve communication sharing with the public and was discussed by S.Morgan and C.Dillard.
- M.Gaughan asks if this is moved for hearing, if there will be revisions to the draft. C.Dillard states that there are budgetary constraints to revise the drawings however definitive image revisions can be flagged and looked into.
- E.Mahnke asks in plan is to be warned for public hearing in its entirety on July 21 or whether it is to be forwarded to city council.

Action: Warn for Public Hearing

Motion by: J.Randall Second by: E.Mahnke Vote: Unanimous

Notes: After planning commission public hearing goes to city council where it has to have two public hearings, the earliest they could both occur would be August. Most likely one in August and one in September. Plan to be reviewed on 7/21.

8. Commissioner Items

No Commission Items.

9. Adopt Minutes and Accept Communications

Action: Review and approve the March 24, 2026 Planning Commission meeting minutes and review and accept any communications

Motion by: A. Friend Seconded by: R. Nick Vote: Unanimous

Notes or Corrections: N/A

10. Adjournment

Action: Motion to Adjourn

Time of Adjournment: 8:32 pm

Motion by: R. Nick Seconded by: A. Friend Vote: Unanimous

Burlington Planning Commission

Tuesday, July 28, 2026, 6:30 P.M.

Hybrid Meeting via Zoom and in City Hall's Bushor Conference Room

Draft Minutes

Commissioners Present:

- | | |
|--|---|
| ☒ Andy Montroll | ☒ Erhard Mahnke |
| ☐ Ryan Nick | ☒ Erin Malone |
| ☒ Alexander Friend | ☒ Julia Randall |
| ☐ Michael Gaughan | |

City Staff Present:

- | |
|---|
| ☒ Charles Dillard, Director, Office of
City Planning |
| ☒ Sarah Morgan, Principal Planner |

1. Agenda

Call to Order: 6:51pm

Changes to Agenda:

2. Chair's Report

No Report shared.

3. Director's Report

No Report Shared.

4. Adopt Minutes and Accept Communications

Action: Motion to Accept

Motion by: E.Mahnke

Seconded by: A.Montroll

Vote: Unanimous

Notes or Corrections: None

5. Public Hearing for proposed neighborhood plan: planBTV New North End

- **The Planning Commission will not take a vote on whether to refer the current draft plan to the City Council during this Public Hearing.** This hearing will be used as an opportunity for residents to share their comments and feedback with the Commission.
- **Presentation on planBTV New North End from Staff**
S.Morgan and A.Montroll gave open remarks and overview of plan prior to taking questions in the Public Forum.

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Burlington Planning Commission Minutes

Public Forum related to planBTV New North End:

No Name Given: Asks Bank Parcel be removed from housing opportunity maps. Cited legal challenged due to restrictive covenants. Submitted pre-suit and formal objection.

No Name Given: States strong opposition to inclusion of parks and green spaces in the plan. Asks, "Do today's budget issues justify the permanent sacrifice of our public parks and green spaces?"

E. Litwin: Acknowledges speakers from Ward 7 and thanks Chair and Planning Commission.

Sharon Bushor: Noted her attendance at Miller Center meeting and thanked S.Morgan for conducting a difficult meeting well. Notes the benefits to the NNE included in the plan and asks community for support. Goes on to share concern for building on green spaces.

M.Mechanic: Ask for clarification if Starr Farm and Ethan Allen Parks are still being considered for development. C.Dillard responds; asks if community to specify if there is support for recreation facilities in the parks and notes illustrations have been removed. S.Morgan responds to side question asking for definition of "City Land" to include parks, parking lots, other lots, etc.

R.Crean: Cites community sentiment of mistrust of the process. Requests plan is rejected unless all parks and green spaces are removed.

G.Carlos: "Parkland is sacrosanct. It needs to be available to all Burlington residents in perpetuity."

C.Whiting: Suggests that a member of the NNE community be used as a mouthpiece to raise support for the plan.

G.Dragon: In support of this plan. Believed this plan will transform the NNE in a positive way. Acknowledges points made by opposition. Refers to specific benefits of the plan such as transportation access and safety.

E.Gould: Frequents both parks extensively. Passionate about providing affordable housing in the NNE. Supports proposal for Starr Farm Park.

L.Davidson: Concerned about differentiation between publicly owned land vs. park land. Specifies building on publicly owned land is positive and beneficial and that building on park land is not.

S.Smith: Thanks S.Morgan. Asks for clarification on who wrote the plan and data sources as well as storm and wastewater mitigation, etc.

S.Carpenter: Looks forward to seeing the public asset study. Wants to see growth and is in general support of plan.

B.Selder: Notes plan includes reference to previous plans but is concerned that there are two missing, specifically the Open Space Protection Plan. He does not support building on the parks. S.Morgan clarifies that plan is referenced throughout the plan.

A.Rudd: Proposes scrapping NNE plan draft and starting over. Raises concerns over overflow parking, infrastructure upgrade to the bike path and habitat loss and groundwater runoff.

C.Crean: Expressed concern over the possibility of losing parks and access to green spaces.

M.Roby: Voiced support for the plan but expressed that he felt concepts of building on city land was not made clear in earlier meetings and felt it was thrown in at the last minute. "Why is there no parks master plan?"

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N.Morris: Stated that they support bike and pedestrian infrastructure after hearing opposition to it at the last meeting.

D.Elliott: Echoes previous sentiment that green spaces and parks must be preserved.

S.Sherring: States that the housing issue is being discussed in a vacuum without considering rapid development in South Burlington, Essex, Winooski Etc. Asks if the housing problem will fix itself organically as these new areas are developed. Wants a moratorium on new housing.

D.Farnan: Feels that the issue of building on parks is being diluted by other additions of the plan, bike lanes etc. Wants to focus on the question, "Do we need to worry about losing our parks?"

Commission discussion following public hearing:

While specific revisions from Planning Commissioners were not recommended to staff, Commissioners were in agreement following public forum that, while they were supportive of using City-owned land for housing, there shouldn't be development for housing in City Parks. Commissioners directed staff to revise the draft plan to remove any recommendations related to developing housing in city parks or permanently conserved open spaces, but to retain recommendations for exploring developing housing in other types of city-owned land.

6. Public Forum (Topics not related to planBTV New North End)

No topics were discussed at Public Forum.

7. Commissioner Items

- A. Montroll discussed meeting length and noted much repetition in the statements made during public forum.
- J.Randall and E.Mahnke voiced support for A.Montroll to keep comments shorter and move off topic speakers along, time check, keeping meetings to allotted time, etc.
- J.Randall shared three items, the first of which asking for supporting meeting items sooner. The second point they made was that it was, at times, difficult to both hear and follow what the constituents were saying; that the discussion felt scattered. Went on to ask if there was a way to better structure conversation. J.Randall's third item was to ask why Cambrian Rise was seemingly randomly removed from the plan and her question was answered by A.Montroll and E.Mahnke.
- A.Montroll requests holding off on Item 2 until next meeting.

Adjournment

Action: Motion to Adjourn

Time of Adjournment: 9:07pm

Motion by: E.Mahnke

Seconded by: A.Montroll

Vote: Unanimous

Burlington Planning Commission

149 Church Street
Burlington, VT 05401

www.burlingtonvt.gov/cityplanning

Andy Montroll, Chair
Michael Gaughan, Vice Chair
Alexander Friend
Erhard Mahnke
Erin Malone
Ryan Nick
Julia Randall

Burlington Planning Commission

Tuesday, May 26, 2026, 6:30 P.M.

Hybrid Meeting via Zoom and in City Hall's Bushor Conference Room

Draft Minutes

Commissioners Present:

- | | |
|--|---|
| ☒ Andy Montroll | ☒ Erhard Mahnke |
| ☐ Ryan Nick | ☐ Erin Malone |
| ☒ Alexander Friend | ☒ Julia Randall |
| ☒ Michael Gaughan | |

City Staff Present:

- | |
|--|
| ☒ Charles Dillard, Director, Office of City Planning |
| ☒ Sarah Morgan, Principal Planner |
| ☒ Stella Jordan, Senior Planner |

Public Attendance: Sharon Bushor

1. Agenda

Call to Order: 18:24:00

Changes to Agenda: No Changes Made

2. Public Forum

No public comments were made.

3. Chair's Report

No Chair's Report was given.

4. Director's Report 18:35:00

C.Dillard reports that they are following some legislation in Montpelier; it appears that there is no pathway for sunseting existing Act 250 conditions, however, it does appear that S325 will be important.

5. planBTV 2050 Update & Discussion - Scenario Planning (30 min.) 18:37:00

S.Jordan pulls up slides as C.Dillard presents.

- Discussed scenario planning and how demographic trends and change, zoning and development challenges, funding sources and climate change play a part in this.
- Introduced in the scenario planning team (virtually).

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- Reviewed the technical process and where we are currently in that process. After scenarios are defined, we begin the visualization process followed by analyzation of impacts and finally, translating the findings.
- A.Montroll highlights the three defined scenarios as Downtown First, Follow the Corridors and Strategic Infill. Requests Strategic Infill be defined better. C.Dillard responded saying that a blended scenario pulling elements from all three would be the ideal scenario.
- All commissioners present discussed UVM off campus housing and how student population trends could affect more or less housing units available in the future independent from adding more housing.
- C.Dillard wrapped up this discussion by posing a few questions to the commissioners to consider over the coming weeks. He asked if the three scenarios resonate, what they would like to learn from the scenarios, what external factors could impact the ability to achieve these scenarios and what goals or data indicators would help measure progress towards the plan's goal.

6. planBTV New North End Review 19:28:02

- S.Morgan gave an overview of the presentation with key sections of the plan to review. Tonight's discussion covers Neighborhood Vision and Transportation Framework. Placemaking Framework and Urban Design Framework will be discussed on 6-23-26.
- **Neighborhood Vision**, presented by S.Morgan 19:37:00
- **Transportation Framework** presented by S.Morgan 19:50:00

Discussion: Following the presentation there was a short discussion. J.Randall asked what the level of use/capacity is for the bike path as it serves as both a transportation corridor as well as a recreational asset. J.Randall also suggested that a pilot for Mobility Hubs may be useful before city-wide rollout.

7. Commissioner Items

No Commissioner Items were shared.

8. Adopt Minutes and Accept Communications

Action: N/A

Motion by: N/A

Seconded by: N/A

Vote: N/A

Notes or Corrections: N/A

9. Adjournment

Action: Motion to Adjourn

Time of Adjournment: 20:50:00

Motion by: A.Montroll

Seconded by: M.Gaughan

Vote: Unanimous

Online Form Submittal: SUBMIT COMMENTS ON PLANBTV: NEW NORTH END HERE!

From noreply@civicplus.com <noreply@civicplus.com>

Date Fri 8/21/2026 10:53 AM

To Sarah Morgan <smorgan@burlingtonvt.gov>

[WARNING]: This email was sent from someone outside of the City of Burlington.

SUBMIT COMMENTS ON PLANBTV: NEW NORTH END HERE!

First Name	Christina
Last Name	Duell
Email Address	vtchristinad@gmail.com

Submit feedback on the Draft NNE Plan here:

Hello, thank you for your work on Plan BTV. I would like to send my thoughts to be added to the consideration.

First of all, I would strongly oppose the removal of any forest areas or existing parks, in particular Ethan Allen Park and Starr Farm Park. As a mother of young children close to Starr Farm, we walk in the woods everyday. It would be a huge loss to our community and the connection that our young people are building with nature to lose these areas.

Secondly, I am also in opposition to any major changes to the North Avenue corridor that would drastically change the character of our New North End. We chose this area because it feels unpretentious, down to earth, and reflects the diversity of our community in the dwellings and spaces around the neighborhoods. I would be greatly saddened to see the character changed to appear more like the many built up suburban areas that are popping up around our country. I moved here from an area in Northern Virginia that has become so devoid of any character in all of the new construction that was built there and would hate to see the same thing happen to our NNE. By this I mean bulldozing the buildings around North Avenue to replace them with newer and more modern buildings, similar to Market Street in South Burlington.

Finally, I have a concern about the feedback that was supposedly obtained before creating this plan. I, along with many of my neighbors who we all consider to be involved citizens, had not heard anything about this before the neighborhood meetings this summer. I do not know where this original feedback came from, but I request that in the future more outreach is completed to solicit feedback via many avenues before much resources are put into creating plans that could garner strong opposition.

There are, however, a few changes that I do support for the plan.

First, I would greatly support any improvements to the Starr Farm Playground. In particular, I would greatly support a seasonal splash pad and skating rink. We visited Waltham MA this summer and were so impressed with all of the free public splash pads that were available to community members. It was a great way to cool off without worrying about cyanobacteria or drowning risks in the lake for our youngest community

members. My children have asked me to express my sincere request for a splash pad, similar to the ones in Waltham Massachusetts, in our own neighborhoods. I will add that I do not feel safe bringing my very young children to the splash pad at city hall park as I have routinely witnessed drug use in and harassment in and around city hall park.

Finally, I noticed on the plan that there would be a walking connection that could be built between Cottage Grove and York Drive. This would be an incredible way to connect neighborhoods that are currently disconnected and provide a much easier path for many of us who live in the Grey Meadow/Loaldo/Cottage Grove/Green Acres/Tracy Drive neighborhood to access the bike path much more effectively. This would be a wonderful community asset and a way to keep our kids off of the busy North Avenue when walking/biking to the bike path.

I want to thank you for considering citizen feedback to the plan, and for your work to keep Burlington a beautiful place to live and raise a family.

Christina Duell, 58 Grey Meadow Drive. Mother of three young Burlingtonians.

Email not displaying correctly? [View it in your browser.](#)