

**Burlington Planning Commission
Ordinance Committee**

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Alexander Friend
Bruce Baker
Andy Montrol
Leo Sprinzen
vacant



Burlington Planning Commission
Ordinance Committee

Thursday, May 17, 2018 @ 5:15 PM

Planning & Zoning Conference Room, Ground Floor, City Hall

“Special Meeting”

AGENDA

1. Discussion of Sec. 4.4.5 (d) 5 A, *Additional Unit to Multi-Family*
2. 616 South Willard Street – Nonconforming commercial use in RL zone (as time allows)
3. Adjournment (6:15)

Next Meeting – June 7, 2018

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Department of Planning and Zoning

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Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
vacant, Zoning Clerk



TO: Planning Commission Ordinance Committee
FROM: Scott Gustin
DATE: May 17, 2018
RE: Residential Density: Additional Unit to Multifamily

Sec. 4.4.5 (d) 5, A, *Additional Unit to Multifamily*, is a longstanding provision in the city's zoning code dating back at least to the 1994 Zoning Ordinance. The provision enables the addition of 1 more dwelling unit to existing multi-family properties in the Residential – Low Density (RL) Zone. The provision has been used on occasion, but no tally of the total number of times it has been used is available. To obtain approval of an additional dwelling unit, all other zoning standards such as lot coverage, setbacks, and density must be met. According to an analysis of RL properties with duplexes, triplexes, and 4-plexes of compliant lot size:

- Up to 29 duplexes could become triplexes
- Up to 3 triplexes could become 4-plexes
- Up to 2 4-plexes could become 5-plexes

These numbers are based on density and lot size only. They do not account for things like parking feasibility, lot coverage, or setbacks.

Since the Ordinance Committee's initial discussion on April 5, staff has put together a map of the properties in the RL zones with potential for 1 additional unit per Sec. 4.4.5 (d) 5. The properties depicted are those in the bullet points above. They are depicted on the basis of density and lot size only. The properties are not clustered in any particular area. They are fairly disperse though the RL zones. Given the limited potential for use of this provision, retention or deletion of Sec. 4.4.5 (d) 5 will have little effect on residential growth in the city.

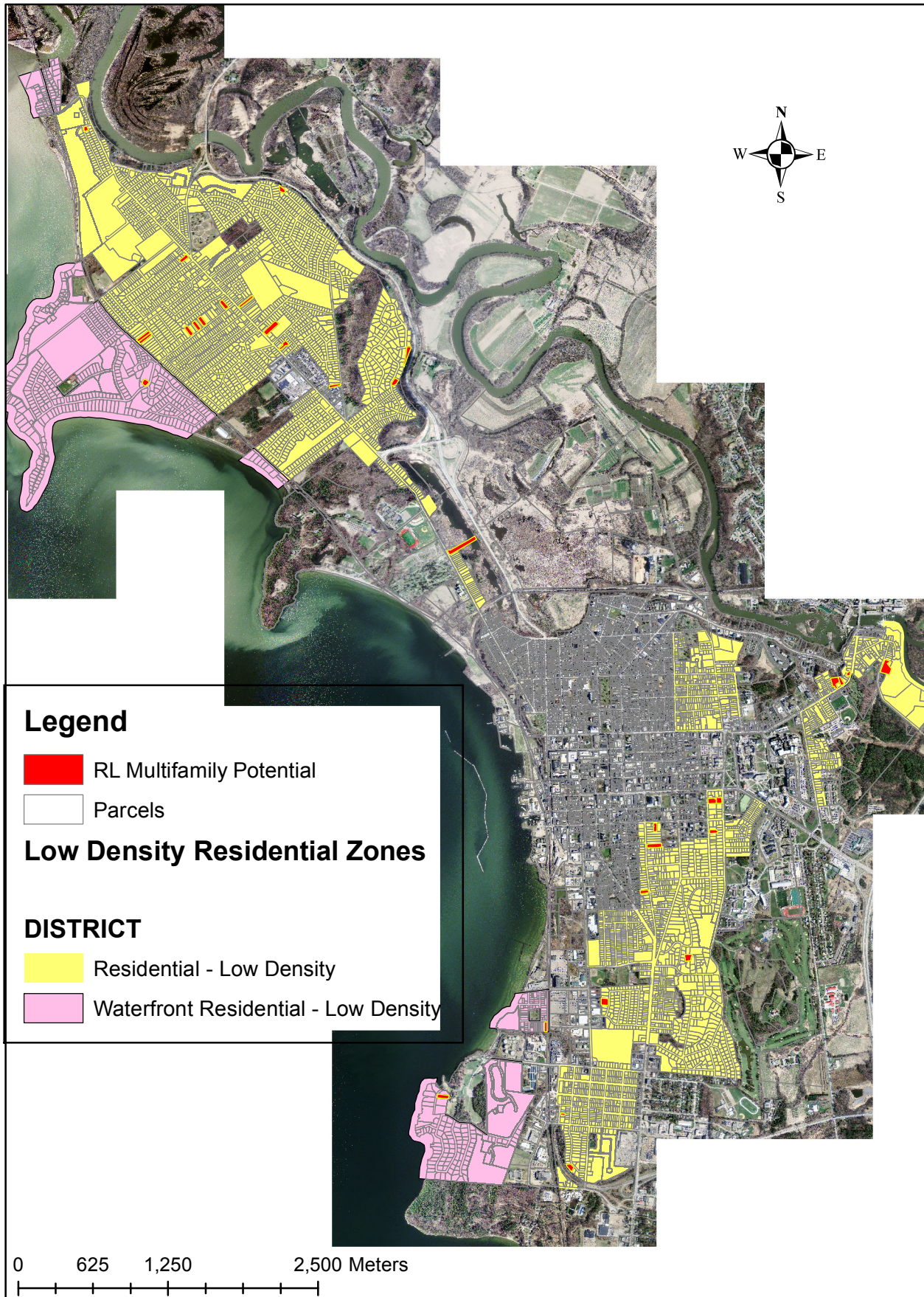
Existing language is below.

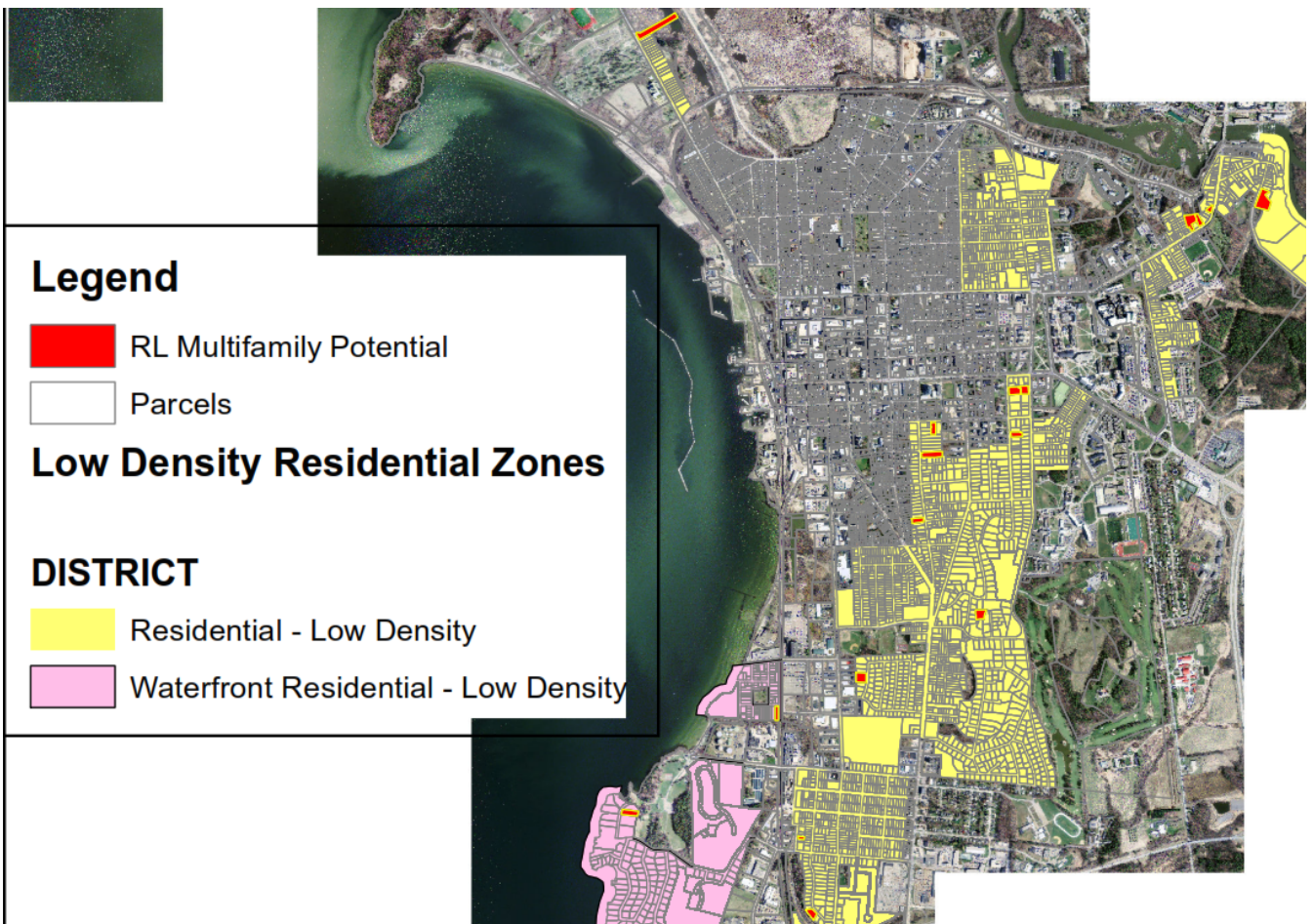
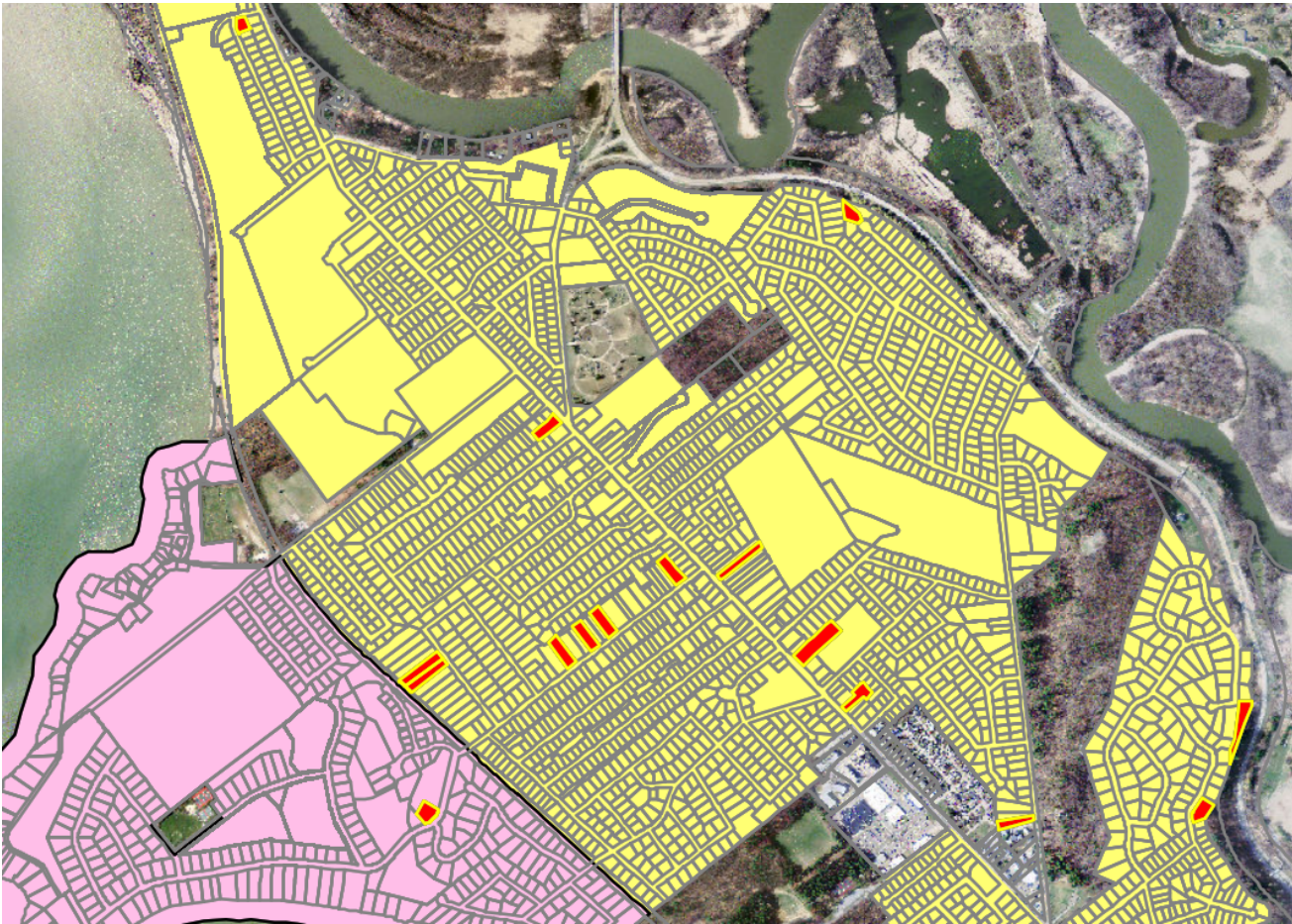
5. Residential Density

A. *Additional Unit to Multi-Family.*

One additional unit may be added to structures located in the RL district which legally contained two or more units as of January 1, 2007, if approved in advance as a conditional use, by the DRB.

Low Density Residential - Multifamily Potential





Legend

-  RL Multifamily Potential
-  Parcels

Low Density Residential Zones

DISTRICT

-  Residential - Low Density
-  Waterfront Residential - Low Density

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Burlington Planning Commission

Ordinance Committee Meeting Minutes

Thursday, May 17, 2018 @ 5:15 PM

Planning & Zoning Conference Room, Ground Floor, City Hall

Attendance

- **Committee Members:** Alexander Friend (AF), Leo Sprinzen (LS), Bruce Baker (BB),
- **Absent:** Andy Montroll (AM)
- **Public:** Karen Paul, Maura Brennan
- **Staff:** Scott Gustin, Mary O'Neil (Planning & Zoning)

1. Discussion of Sec. 4.4.5 (d) 5 A, Additional Unit to Multi-Family

Following discussion, Committee members voted 3-0-0 to refer this item to the full Planning Commission for consideration and to recommend deletion of this footnote.

2. 616 South Willard Street – Nonconforming commercial uses in the RL zone

SG recommended that the property owner seek a historic determination from the VT Advisory Council on Historic Preservation. If the building is found to be eligible for historic status, a change in use neighborhood commercial uses becomes possible.

3. Adjournment

The Committee adjourned at 6:30 PM.

