



Agenda - Tuesday, October 24, 2023, 6:30 PM, Sharon Bushor Conference Room 1st Floor, City Hall OR REMOTELY via ZOOM

6:30 pm, Bushor Conference Room, 1st Floor City Hall OR Remotely via ZOOM:
Please click the link below to join the webinar:

<https://zoom.us/j/99881962182>

Or One tap mobile :

US: +17193594580,,99881962182# or +19292056099,,99881962182#

1. Agenda

Subject	1.1. Motion to amend/adopt agenda
Meeting	October 24, 2023 - Agenda - Tuesday, October 24, 2023, 6:30 PM, Sharon Bushor Conference Room 1st Floor, City Hall OR REMOTELY via ZOOM
Category	1. Agenda
Department	
Type	Action
Recommended Action	Recommended Action: Adopt agenda as presented

2. Committee Discussion: Neighborhood Code Core Recommendations

Subject	2.1. Dimensional Standards: Lot Size, Lot Coverage, Setbacks (Type: discussion for all of these sub topics)
Meeting	October 24, 2023 - Agenda - Tuesday, October 24, 2023, 6:30 PM, Sharon Bushor Conference Room 1st Floor, City Hall OR REMOTELY via ZOOM
Category	2. Committee Discussion: Neighborhood Code Core Recommendations
Department	Planning
Type	Discussion
Recommended Action	
Subject	2.2. Building Massing Standards: Building Footprint & Height
Meeting	October 24, 2023 - Agenda - Tuesday, October 24, 2023, 6:30 PM, Sharon Bushor Conference Room 1st Floor, City Hall OR REMOTELY via ZOOM
Category	2. Committee Discussion: Neighborhood Code Core Recommendations
Department	Planning

Type	Discussion
Recommended Action	
Subject	2.3. Allowable Housing Types: Number of Units Per Building
Meeting	October 24, 2023 - Agenda - Tuesday, October 24, 2023, 6:30 PM, Sharon Bushor Conference Room 1st Floor, City Hall OR REMOTELY via ZOOM
Category	2. Committee Discussion: Neighborhood Code Core Recommendations
Department	Planning
Type	Discussion
Recommended Action	
Subject	2.4. Residential District Boundaries
Meeting	October 24, 2023 - Agenda - Tuesday, October 24, 2023, 6:30 PM, Sharon Bushor Conference Room 1st Floor, City Hall OR REMOTELY via ZOOM
Category	2. Committee Discussion: Neighborhood Code Core Recommendations
Department	Planning
Type	Discussion
Recommended Action	
Subject	2.5. Other
Meeting	October 24, 2023 - Agenda - Tuesday, October 24, 2023, 6:30 PM, Sharon Bushor Conference Room 1st Floor, City Hall OR REMOTELY via ZOOM
Category	2. Committee Discussion: Neighborhood Code Core Recommendations
Department	Planning
Type	Discussion
Recommended Action	

3. Public Forum

Subject	3.1. Verbal Comments
Meeting	October 24, 2023 - Agenda - Tuesday, October 24, 2023, 6:30 PM, Sharon Bushor Conference Room 1st Floor, City Hall OR REMOTELY via ZOOM
Category	3. Public Forum
Department	Planning
Type	

4. Written Communications

Subject	4.1. Written communications are welcome. Please send to smorgan@burlingtonvt.gov to be posted online in advance of the meeting.
Meeting	October 24, 2023 - Agenda - Tuesday, October 24, 2023, 6:30 PM, Sharon Bushor Conference Room 1st Floor, City Hall OR REMOTELY via ZOOM
Category	4. Written Communications
Department	Planning
Type	Action
Recommended Action	Accept the communications

5. Adjournment

Subject	5.1. Motion to adjourn
Meeting	October 24, 2023 - Agenda - Tuesday, October 24, 2023, 6:30 PM, Sharon Bushor Conference Room 1st Floor, City Hall OR REMOTELY via ZOOM
Category	5. Adjournment
Department	Planning
Type	Action
Recommended Action	Adjourn

TO: Planning Commission, City Council Ordinance Committee
FROM: Meagan Tuttle, Director
DATE: October 20, 2023
RE: Neighborhood Code Committee—discussion topics and additional details regarding core recommendations

At the meeting on October 17, staff presented the proposed Neighborhood Code zoning changes including to regulate mass (rather than density); proposed dimensional limits including lot size, width, and lot coverage; and proposed changes to residential district boundaries. Together, these changes aim to enable infill housing across the city through housing types such as duplex and four-unit buildings as well as in townhouse and small multi-unit buildings in some locations.

The changes represent the core Neighborhood Code recommendations, and are the most critical to enabling the proposed neighborhood-scale housing solutions. The core recommendations will provide a foundation for what and if related sections of the *Comprehensive Development Ordinance (CDO)* will need to be amended to support implementation of these recommendations. The purpose of this memo is to outline how the key decisions we are seeking the Committee's feedback on during the Oct 24 meeting, how they relate to future issues the committee may consider, and why consensus on these issues is a first step in formulating the balance of a zoning amendment package. This memo also provides information related in response to questions on these core issues; information related to future discussion topics will be provided at a later time. Attachments to this memo include:

- draft ordinance language related to these core recommendations, as well as placeholders for potential additional standards that the committee may discuss in the future
- maps for additional context on existing conditions across residential districts to understand the effect of these proposed recommendations

Additional background on existing neighborhood conditions and key barriers to implementation are outlined in the department's May 2023 [Neighborhood Code report](#). Prior to the meeting on October 24, staff will also provide written responses to FAQ's regarding the core recommendations and height diagrams to illustrate the proposed height recommendations.

Discussion Topics for Oct 24 Meeting

At the upcoming meeting, staff will be seeking the Committee's specific feedback and any requested changes to each of the following topics.

- Dimensional Standards: recommended minimum lot size for RL, proposed lot coverage limits, and proposed changes to rear setbacks
- Building Massing Standards: maximum building size, maximum building height by district, and maximum units per building by district
- Residential District boundaries: proposed changes to streamline the district map, to rezone neighborhoods to better reflect their existing character, and to implement a future vision for some areas

Relationship of Core Recommendations to Other Decisions

Consensus on the above standards will provide an important foundation to the scope and focus of future committee discussions. For example, RL zones today are the only districts that regulate minimum lot size and staff recommended a reduction. There was some discussion about the proposed size and necessity of this standard. If the Committee decided that minimum lot size is irrelevant, other related standards will be much simpler in forthcoming sections of the code. The chart on the next page outlines how decisions on these core issues relate to future discussions.

Relationship of Core Zoning Recommendations to other Ordinance Provisions	
Core Zoning Standards	Related Standards & Potential Discussion Topics
Dimensional Standards	
Minimum Lot Size in RL zones	How to address larger minimum lot size requirements in the RL- Larger Lot Overlay neighborhoods
	Whether we need to retain or modify provisions to comply with statutory requirements for existing lots smaller than minimum size, remove prohibitions on flag lots in the ordinance
	Whether we need standards to allow subdivision to facilitate fee-simple ownership of lots under duplex, townhouse, cottage court housing types
Lot Coverage Limits in Residential Districts	How does this impact existing lot coverage bonuses in the ordinance today?
Setbacks in Residential Districts	Whether to allow existing outbuildings located in a side or rear setback to be converted to habitable space
	Whether to allow driveways/parking areas to encroach into side setbacks in certain cases, such as to facilitate a flag lot
Density vs. Building Massing Standards	
Primary & Secondary Building footprints	Allow multiple free-standing units on a lot in other sections of the ordinance that currently prohibit
	Adjustments to Planned Unit Development Standards for development of larger lots
	Per Act 47, will need to provide additional standards that Design Review process may not reduce allowable footprint.
Building Height	Depending on height decisions, do we need to revisit how building height measurements work today?
	How does this impact height bonuses that exist in the ordinance today, or are required by Act 47?
	Whether to allow existing outbuildings located within a setback to add an additional floor if renovated/converted to housing
	Whether adjustments are needed to review standards for DRB regarding compatibility of building height
Units per Building	Will need to adjust allowable residential uses in RL districts (today, Multi-family (3+ unit) uses are not permitted in RL. 3 and 4 unit buildings must be allowed per Act 47).
	How to address lower density limits in the RL-Larger Lot Overlay neighborhoods
	How does this impact existing density bonuses? Do we keep them, and if so, what are the bonuses based on?
	Depending on unit decisions, may no longer need the "Additional Unit in RL" provision. Will need to determine if we still need separate ADU provisions, or if they fit within this context.
	Eliminate RH Density Bonus Overlay district (regardless of decision on units per building, this is a functionally irrelevant district)
Residential Districts & Boundaries	
Streamlining Residential districts (eliminating RLW & RMW)	How to address any changes to Design Review and/or Waterfront Setbacks for these areas?
Rezoning some neighborhoods to better reflect what is on the ground (lot size, coverage, existing units, etc.)	May reduce need for standards around what is allowed for non-conforming buildings and lots.
Creation of Corridor Residential Zone	How does this impact existing Design Review Areas, and is there a more straight forward way to describe applicability of this process?
Other	
Where to allow commercial uses and to what degree	What is impact existing allowances for limited commercial in residential districts/relate to existing Neighborhood Mixed Use zones

Proposed Neighborhood Code Standards
WORKING DRAFT Ordinance Language
V 1.0 – October 20, 2023

Document Purpose

This document models proposed provisions in the *Comprehensive Development Ordinance (CDO)* related to the Neighborhood Code Discussions. It is provided as a “clean” copy, representing how the ordinance would read when proposed changes are adopted and incorporated. A “track-changed” version comparing line-by-line changes to current *CDO* standards is maintained by the department provides the foundation and will be provided separately as these sections are reviewed.

Core Recommendations- Article 4 and Appendix A

The core recommendations—including changes to dimensional standards, converting from density to building massing standards, and changes to residential district boundaries—primarily impacts portion of [Article 4](#), specifically *Sec. 4.4.5 Residential Districts* and *Appendix A- Use Table*. Specifically, these changes include:

- Updated purpose statements for the residential districts generally and for each district specifically
- Updated Map 4.4.5-1 Residential Districts to reflect proposed changes to district boundaries (see attached separately as Map 1: Proposed Residential District Boundaries)
- Wholesale replacement of existing Tables 4.4.5-1, 4.4.5-2, and 4.4.5-3 with new tables 4.4.5-1 regarding lot dimensions and coverage and 4.4.5-2 regarding building massing and allowable units
- Adds the proposed Residential Corridor district to *Appendix A*, and updates where typical residential uses are permitted and under what circumstances

“Begin DRAFT CDO Language”

Sec. 4.4.5 Residential Districts

(a) Purpose:

The Residential Districts are intended to control development in residential districts in order to create a safe, livable, and pedestrian friendly environment, while enabling neighborhoods to evolve to meet the changing needs of households and the economy, and as a result of the climate emergency. They are also intended to create an inviting streetscape for residents and visitors. Development that places emphasis on architectural details and form is encouraged, where primary buildings and entrances are oriented to the sidewalk, and new buildings are interspersed within a wide range of historic development patterns across the city. Parking shall be placed either behind, within, or to the side of structures, and building facades designed for parking shall be secondary to the residential aspect of a structure.

The Residential districts as illustrated in Map 4.4.5-1 are further described as follows:

1. The **Residential Lower Intensity (RL)** district is intended primarily for residential development that includes a mix of housing types such as single detached dwellings, with or without accessory dwelling units, duplexes, triplexes and quadplex organized in a compact neighborhood-scale that complements respective neighborhoods' development and open space patterns. Building heights typically vary from one to two and half stories, and development generally results in lower lot coverage than in other residential districts. Limited commercial uses take the form of home-based businesses and the adaptive reuse of historic buildings as neighborhood-serving uses.
2. The **Residential Medium Intensity (RM)** district is intended for residential development that includes a mix of housing types such as single-family detached dwellings, with or without accessory dwelling units, duplex, triplex, quadplex, and occasional multi-unit buildings in compact, walkable neighborhoods. Building heights typically range from two to three stories, and development generally results in moderately higher lot coverage as compared to the RL district. Neighborhoods within this district are typically walkable to downtown or other mixed-use areas of the city, and commercial uses within the district take the form of home-based businesses and the adaptive reuse of historic buildings for neighborhood-serving uses.
3. The **Residential High Intensity (RH)** district is intended for residential development that includes a mix of housing types such as duplex, triplex, quadplex, townhouse, and mid-sized and larger

multi-unit buildings. Single-family detached dwellings are limited to buildings original built for such purpose. Development is intended to be more intense than other residential areas, with building heights ranging from two to three and a half stories, high lot coverage and buildings placed close to the street and each other on small lots. Neighborhoods within this district are typically immediately adjacent to downtown and the institutions, and commercial uses within the district take the form of home-based businesses and the adaptive reuse of historic buildings for neighborhood-serving uses.

4. The **Residential Corridor (RC)** district is intended for residential development that includes a mix of housing types such as duplex, triplex, quadplex, townhouse, and mid-sized multi-unit and mixed-use buildings along the city's major multi-modal transportation corridors that are adjacent to low intensity districts. Single-family detached dwellings are limited to buildings originally built for such purpose. New and infill development may be located closer to the street than historic development patterns, with building heights ranging from two to three and a half stories and high lot coverage. Neighborhood-serving commercial uses may be incorporated in existing or new buildings.

(see attached separately Map 1: Proposed Residential Zoning Districts)

(b) Dimensional Standards

The intensity of development, dimensions of building lots, the heights of buildings and their setbacks from property boundary lines, and the limits on lot coverage shall be governed by the following standards:

Table 4.4.5-1 Lot Size, Frontage, Setback, and Lot Coverage Standards in Residential Districts

District	Min. Lot Size ^{1,2,3}	Min. Lot Frontage ^{1,2,3,4,5} (linear feet)	Setbacks ^{1,6,7,8}			Lot Coverage ⁹
			Front	Side	Rear	
Residential Low (RL)	3,500 sq.ft.	30'	Min/Max: Avg. of front setback 2 adjacent lots on both sides +/- 5 feet	Min: 10% of lot width or avg. of side setback of 2 adjacent lots on both sides Max required: 20 ft	20 ft.	45%
Residential Medium (RM)	N/A	30'			15 ft.	60%
Residential High (RH)	N/A	N/A				80%
Residential Corridor (RC)	N/A	N/A				

1. Details regarding the measurement of and exceptions to coverage and setback standards are found in *Article 5*.
2. The DRB may reduce the frontage requirements for lots fronting on cul-de-sacs, multiple streets, or corner lots to more closely reflect an existing neighborhood pattern.
3. Exceptions to lot size and frontage requirements for flag lots and small lot subdivisions are found in *Sec. XX*
4. Larger minimum lot size and frontage are applicable in the RL- Larger Lot Overlay zone; refer to *Sec. 4.5.5* and *Table 4.5.5-1*
5. For lots in RL or RM with more than two primary buildings, the minimum lot frontage shall be 45'.
6. Average setback for front and side setbacks are calculated based on 4 adjacent lots, two on each side within the same block and on lots with the same frontage requirements. For the purposes of determining the required front setback only, among the comparative sample of four neighboring properties, one may be removed from the averaging calculation. Where there are fewer than 2 adjacent lots on both sides within the same block having the same street frontage, the average side yard setback shall be calculated from the fewer number of lots. Where there are no adjacent lots, the side setback shall be 10% of the lot width. Refer to *Sec. 5.2.5* for additional details.
7. A 75 ft. setback shall be required from the ordinary high water mark of Lake Champlain and the Winooski River. Additional setbacks from the lakeshore and other water features may be applicable per the requirements of *Sec 4.5.4 Riparian and Littoral Conservation Overlay Zone*.
8. For properties in the RL and RM zones with frontage along Lake Champlain or the Winooski River, the front yard setback shall not be required to exceed 50 feet.
9. An additional ten per cent (10%) lot coverage may be permitted for accessory residential features per (d) 3A below.

Table 4.4.5-2 Primary & Secondary Structures Massing and Placement Standards in Residential Districts

District	Max Height & Stories ¹	Max Dwelling Units per Structure ²	Max. Principal Structure Footprint ³	Max. Secondary Structure Footprint	Max Building face before providing offset ⁴	Min. Distance between Structures on same lot
Residential Low (RL)	XX' 2.5 stories	4	1,800 sq.ft	1,100 sq.ft.	50'	15'
Residential Medium (RM)	XX' 3 stories		1,800 sq.ft.	900 sq.ft.		
Residential High (RH)	50' 3.5 stories	N/A	N/A	N/A		
Residential Corridors (RC)			3,600 sq.ft.	N/A		
1. Details regarding the measurement of and exceptions to height limits are found in <i>Article 5</i> . 2. Minimum dwelling unit size is 350 sq.ft. 3. <i>Reserved</i> 4. Required on all building faces. Minimum offset is 5 ft measured perpendicular to the building face in excess of 50 ft.						

Appendix A- Use Table

	Residential			
RESIDENTIAL USES	RL	RM	RH	RC
Single Detached Dwelling	Y ²	Y ²	N ³⁰	N ^{2,30}
Attached Dwellings - Duplex	Y ²	Y ²	Y	Y ²
Attached Dwellings - Multi-Family (3 or more)	Y ²	Y ²	Y	Y ²
RESIDENTIAL SPECIAL USES	RL	RM	RH	RC
	To discuss			
NON-RESIDENTIAL USES	RL	RM	RH	RC
	To discuss			

Footnotes:

2. Subject to maximum building size and any applicable limits on the number of units per structure in Table 4.4.5-2.

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.

"End DRAFT CDO Language"

Potential Future Discussion Topics

Pending decisions on the core recommendations additional sections of the CDO will be provided, as described in the "Relationship of Core Zoning Recommendations to other Ordinance Provisions" chart. These will include additional changes to the remainder of *Sec. 4.4.5 Residential Districts*, and other portions of *Appendix A- Use Table*, as well as sections noted below. This is not an exhaustive list of potential sections that will be amended, as there are likely to be many sections that will require technical corrections for internal consistency. However, these represent major additional sections of *Article 4* as well as *Article 5*, *Article 6* and *Article 11* that are likely to be reviewed.

Standards Related to Minimum Lot Size in RL

- *Sec. 4.5.5 RL Larger Lot Overlay District*, and accompanying *Table 4.5.5-1* and *Map 4.5.5-1*
- *Sec. 5.2.1 Existing Small Lots* and *Sec 5.2.2 Required Frontage or Access*
- *Sec. 6.1.2* regarding arrangement of lots

Standards Related to Lot Coverage Limits in Residential Zones

- Applicable lot coverage bonuses in *Sec. 4.5.5. (6) Residential Development Bonuses* and *Sec. 9.1.12 Additional Density and Other Development Allowances* for projects with Inclusionary Zoning units

Standards Related to Setbacks in Residential Districts

- *Sec. 5.2.5 Setbacks* and *Sec. 5.3.5 Nonconforming Structures*

Standards Related to size of and allowance for Multiple Buildings on a Lot

- *Sec. 5.1.2. (c) Principal Structures* and *Sec. 6.2.2 Development Review Standards* regarding building location and orientation
- *Article 11- Planned Unit Development* standards, particularly regarding flexibility for lots that don't comply with underlying core recommendations or very large lots

Standards Related to Height Limits in Residential Zones

- Applicable lot coverage bonuses in *Sec. 4.5.5. (6) Residential Development Bonuses* and *Sec. 9.1.12 Additional Density and Other Development Allowances* for projects with Inclusionary Zoning units
- *Sec. 5.2.6 Building Height Limits* regarding how height is measured and *Sec. 5.3.5 Nonconforming Structures*
- *Sec. 6.2.2* regarding building location and orientation and *Sec. 6.3.2.* regarding massing, height, and scale

Standards Related to Density vs. Units in a Building

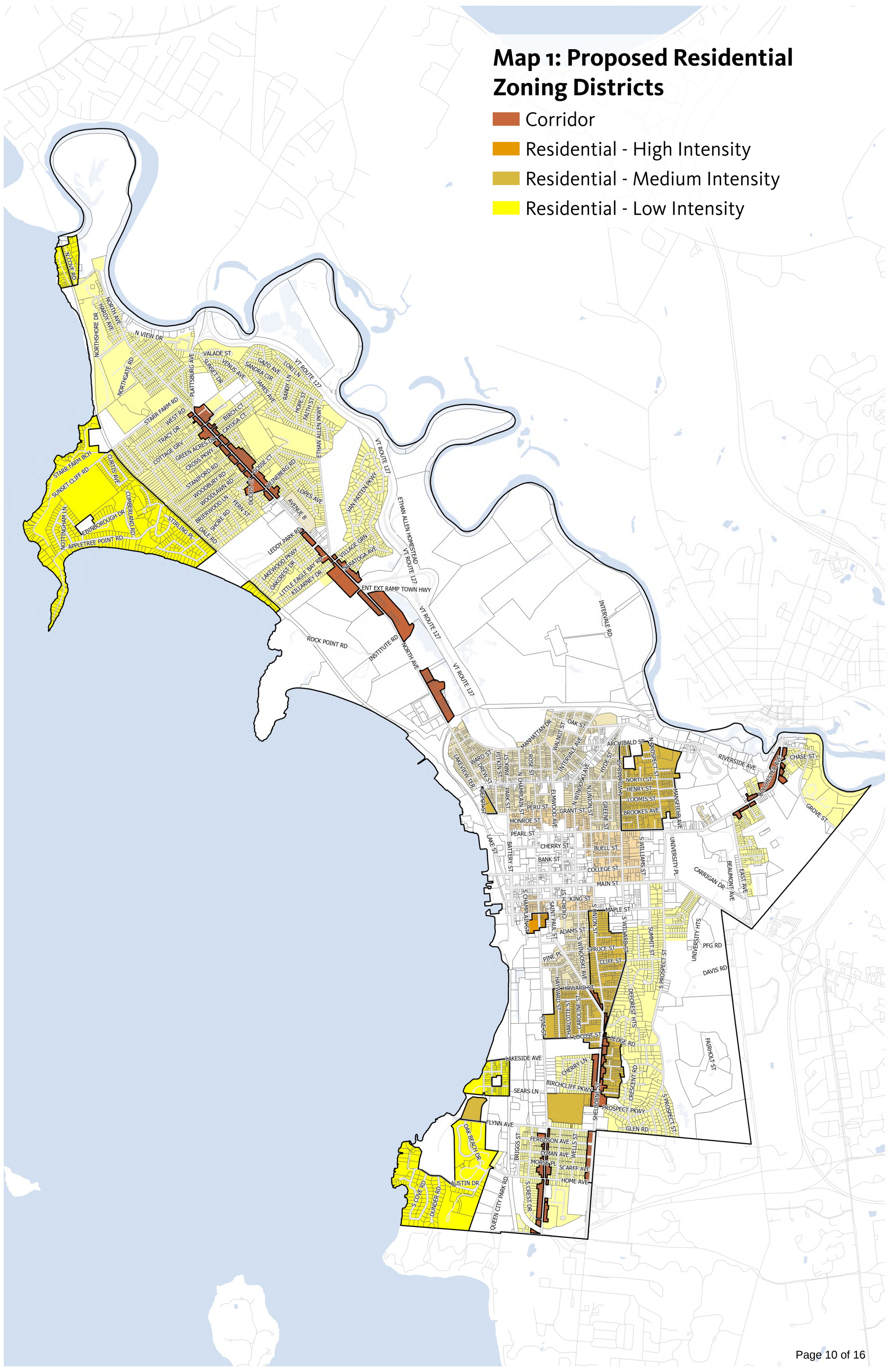
- *Sec. 4.4.5 (d) 4 Exceptions to Residential Density Limits*
- *Sec. 4.5.3 RH Density Bonus Overlay District* and *Sec. 4.5.5 RL Larger Lot Overlay District* standards
- Applicable density bonuses in *Sec. 4.5.5. (6) Residential Development Bonuses* and *Sec. 9.1.12 Additional Density and Other Development Allowances* for projects with Inclusionary Zoning units

Other Topics

- Regarding commercial and mixed uses in residential zones, *Sec. 4.4.5 (d) 5. A. Exception for Neighborhood Commercial Uses* and *Sec. 5.4.6 Home Occupations*
- Applicability of and/or streamlining of design review standards split between *Sec. 3.4.2 Applicability*, *Sec. 4.5.1 Design Review Overlay District*, and *Article 6* design review standards

Map 1: Proposed Residential Zoning Districts

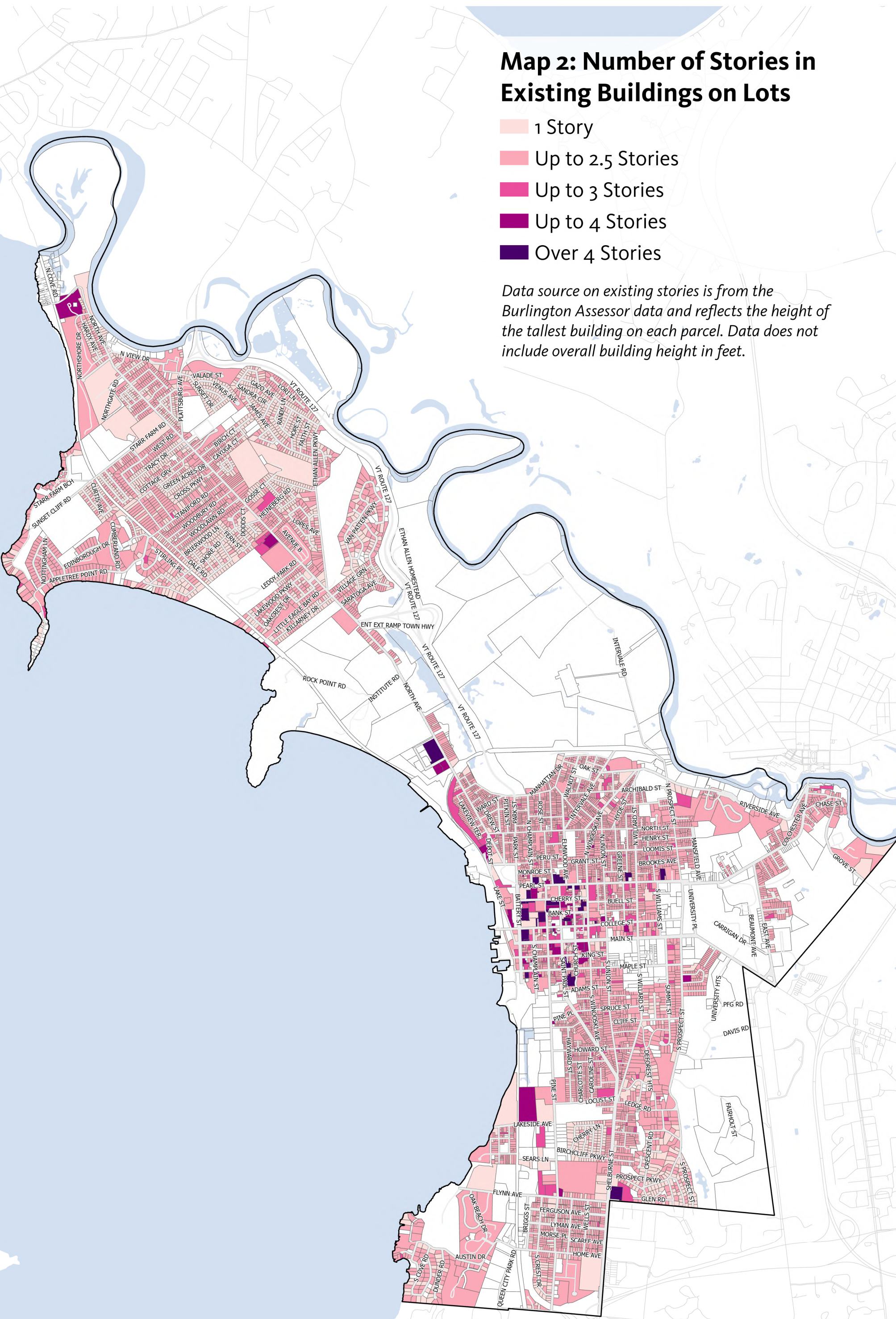
- Corridor
- Residential - High Intensity
- Residential - Medium Intensity
- Residential - Low Intensity



Map 2: Number of Stories in Existing Buildings on Lots

- 1 Story
- Up to 2.5 Stories
- Up to 3 Stories
- Up to 4 Stories
- Over 4 Stories

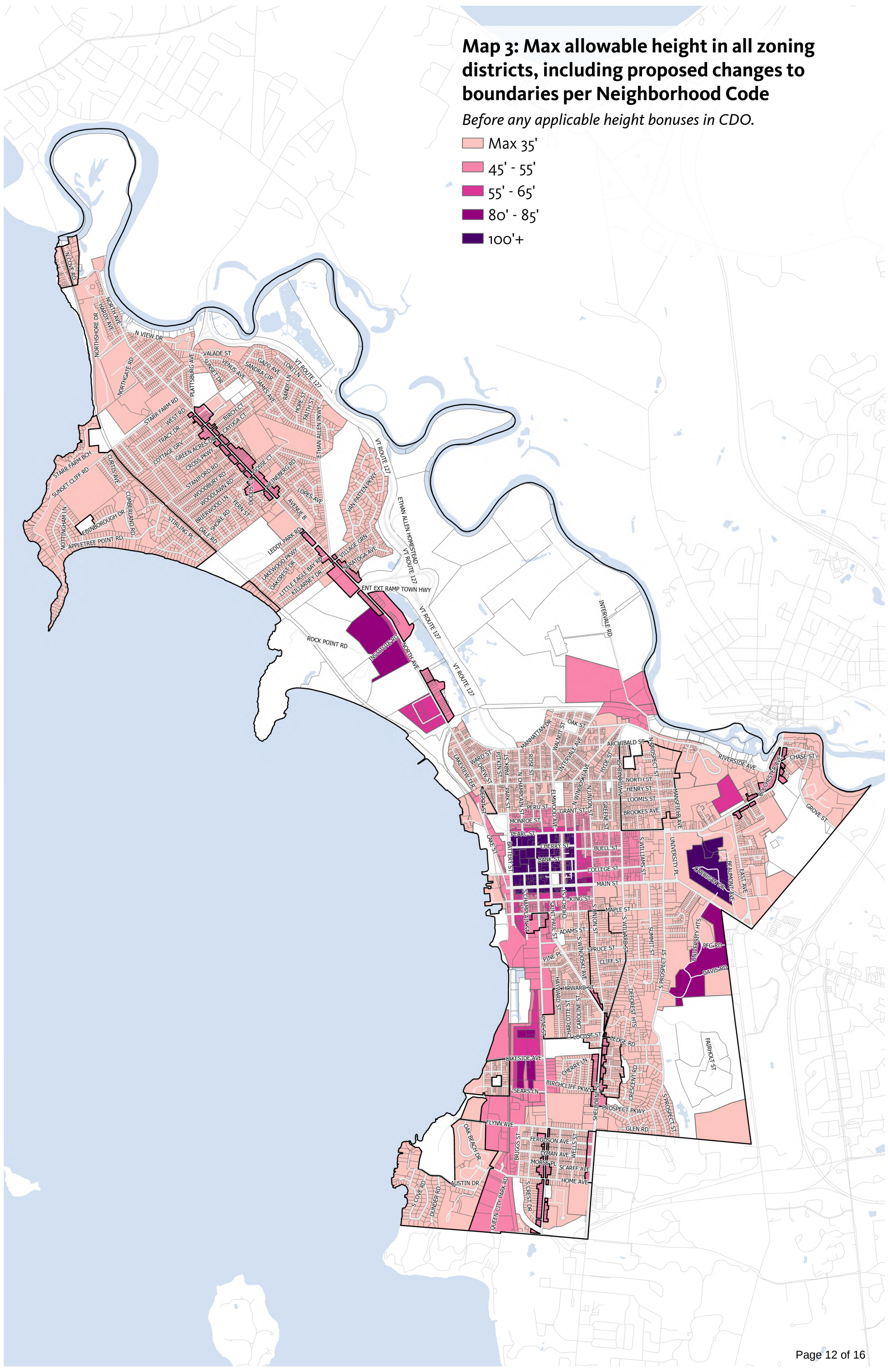
Data source on existing stories is from the Burlington Assessor data and reflects the height of the tallest building on each parcel. Data does not include overall building height in feet.



Map 3: Max allowable height in all zoning districts, including proposed changes to boundaries per Neighborhood Code

Before any applicable height bonuses in CDO.

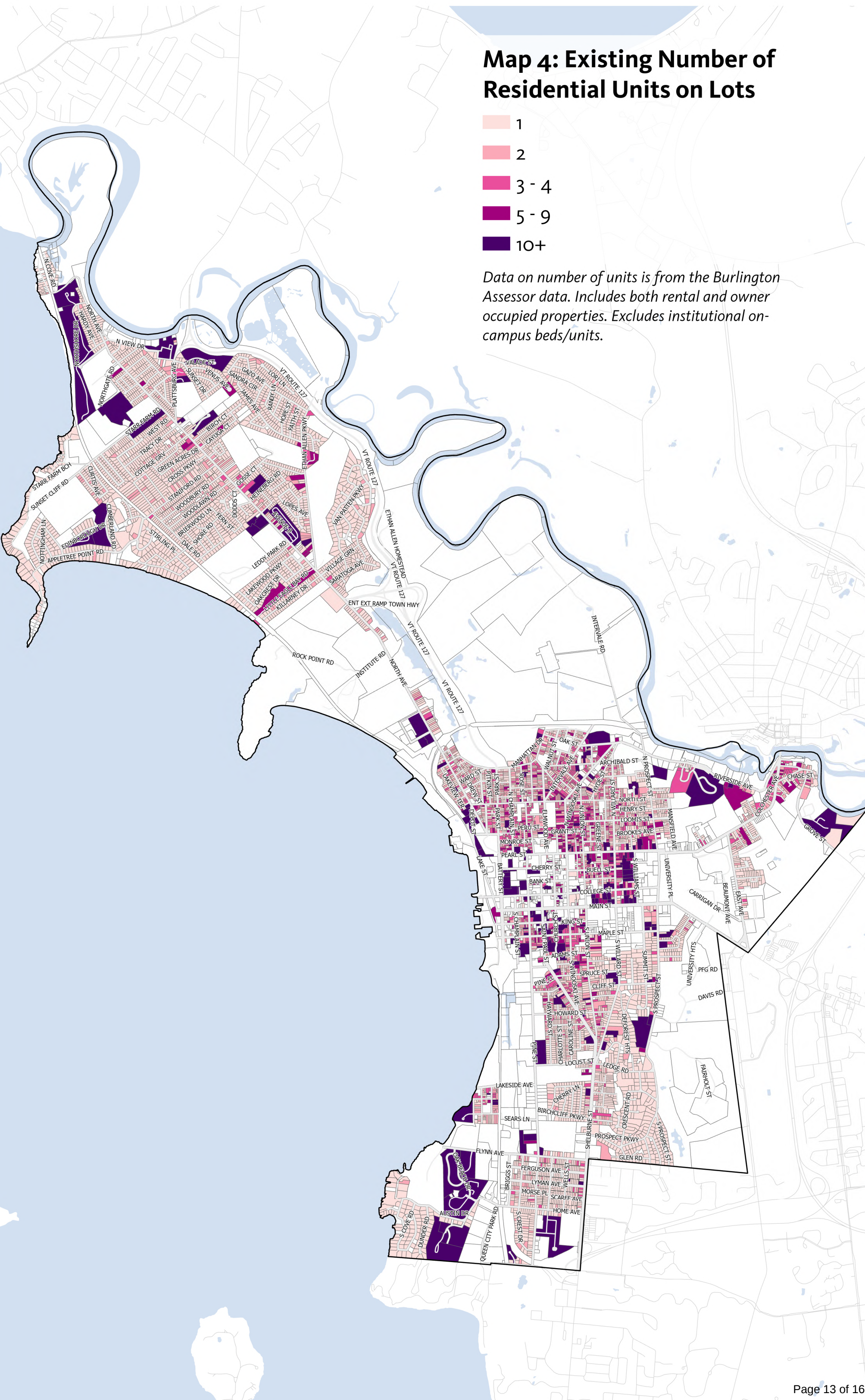
- Max 35'
- 45' - 55'
- 55' - 65'
- 80' - 85'
- 100'+



Map 4: Existing Number of Residential Units on Lots

- 1
- 2
- 3 - 4
- 5 - 9
- 10+

Data on number of units is from the Burlington Assessor data. Includes both rental and owner occupied properties. Excludes institutional on-campus beds/units.



Guidance for Participating in a Virtual Planning Commission Meeting

As social distancing measures to preserve public health and safety continue to be required to prevent the spread of COVID-19, or are recommended as a standard practice, the Office of City Planning will be supporting the Planning Commission to conduct their meetings online via Zoom. Here is information about how to join a virtual meeting, and what to expect while participating.

General Guidance for Public Participation

Please remember that in this digital meeting environment, meetings are open to the public and anyone may be watching or listening even if you cannot see them. Meetings will be recorded, and both the recording and chat content of the meeting will be maintained as a public record.

Please ensure your display photo and screen name are professional, such as using your first and last name. Please test your audio and video prior to the start of a meeting, and familiarize yourself with how to join a meeting by your chosen method. And finally, please be patient with us. Technology doesn't always work as planned, and we are all learning how to hold a successful virtual meeting!

How to Join a Virtual Meeting

Zoom allows participation via either computer or telephone. Each agenda for a meeting that will be conducted virtually will include details about how to join via either of these options, including a web address, phone number, Meeting ID, and password.

If you participate via computer, you have the option of seeing Commissioner videos and any presentation materials that may be shared. If you use either a standard phone or cell phone to call in, you will only hear the audio portion of the meeting. If you join via a smartphone, you may have the option to download the Zoom app, which will enable you to see and hear the meeting.

How to Participate in a Virtual Meeting

During meetings, only Planning Commission members and limited staff members will be viewed on video. Members of the public attending a meeting will be muted, except when invited to speak during public forum or a public hearing. Whether members of the public can speak at other times during the meeting is the discretion of the Chair.

If you want to speak during public forum, please take the following steps to assist us in making this process run as smoothly as possible:

- Email staff at cdillard@burlingtonvt.gov by 5pm on the day before a meeting to indicate your interest in speaking. You do not need to provide your comments. Staff will enable your microphone as your name is called from a list of interested speakers.
- During a meeting, you can use the "Raise Hand" feature, or indicate in a chat message that you wish to speak during public forum. Staff will enable your microphone as your name is called.
- If you are interested in submitting your comments in writing instead of speaking during the meeting, you may do so by 5pm the day before a meeting, they will be forwarded to the Commissioners ahead of the meeting.

Communication from Sharon Bushor (received 10/23/23)

Good morning, Here are my questions and comments to date:

1. The map that depicts open areas clearly illustrates that these are clustered and not evenly spread out. Therefore more attention needs to be given to the need for open lots/ pocket parks/ small shared garden plots for breathability and quality of life in growing neighborhoods.

2. Thirty (30) feet is too narrow for the width of a lot. It barely supports the footprint of a house and does not allow a driveway. I realize you are trying to create a "car free" city. Even with carshare concepts, you need a place to park the vehicle. Where is AARP? Actually who is AARP? Also where are representatives from ADA? If there are no accommodations for any cars, it has an impact on the disabled who often need a vehicle to get around. Leading to an unintended selection process of who can live here. A younger, physically fit population living in houses that accommodate either one or two people. It precludes families who often need a vehicle and small yard/space for their children. Recall I mentioned the uneven distribution of existing open space. This potential loss of families will greatly diminish our diversity.

3. Why is the new lot size 3500 sq ft? Was any "on the ground" work done measuring lots in what was considered ideal neighborhoods to replicate? Recently we changed the acceptable small lot. Was any consideration given to a 4000 sq ft lot? If not why?

4. If backyard structures like a second home are allowed on lots, will the second home be required to be sprinklered like we do with ADUs since the second home will not have street frontage? If the lot is 30 feet wide, how will the Fire Department gain access to these dwellings? If housing requires a sprinkler system doesn't that reduce affordability? I am trying to fit all these components together to understand what will be achieved and what will be sacrificed.

5. Proposal to increase lot coverage to 45% in RL may be okay but couple that with lots that are approximately half the existing size bring more than a modest increase in density. Add to this the proposal to change some RL zones to RM with 60% lot coverage is a dramatic change. The consultant showed what these changes would look like but I don't believe that depicted the cumulative impact of all the proposed changes.

I MUST STATE, WHEN THIS WAS INITIALLY PRESENTED TO THE PUBLIC, IT WAS A PROPOSAL TO ALLOW US TO CONTINUE TO REPLICATE WHAT IS CURRENTLY ON THE GROUND. SOMEWHERE BETWEEN THEN AND NOW THAT STATEMENT HAS BEEN ALTERED. PLANNING WAS PROMOTING AND EMBRACING THE FABRIC AND UNIQUENESS OF OUR CITY NEIGHBORHOODS. I am sad to see this being tossed aside.

6. I wholeheartedly agree with the requests to incorporate mixed use in all zones. Most neighborhoods cherish their small little grocery stores(Momos, Kampus Kitchen) even a small restaurant. I do know this may need to be drafted so it is size appropriate and the number of these are controlled and don't take away to many housing units. Most in my section of the City have apartments above the stores but the influx of too many still could have a detrimental impact.

7. I have voiced concerns about how we address this expansion of impermeable land use on our stormwater systems and the runoff that will flow into the lake. I continue to look for answers on the impact on waterways (Winooski River) and the lake. With more concrete and infill, it has been shown

this increases the temperature in the region. How will we work to mitigate this? Also if we don't legislate protection of large mature trees and continue to allow replacement with small caliber trees, this will have a devastating impact on our carbon footprint. I believe these environmental issues if not taken seriously will have detrimental impacts on our City and region.

8. My ask of the Planning Staff and the Joint Committee is what do we want for Burlington? Smart growth, right sized growth? Growth that promotes a vibrant City with AFFORDABLE places to live and embraces the Neighborhood Project that celebrated our diversity with a commitment to stabilize our neighborhoods and prevent further erosion with too many investment properties. Will the proposed zoning rewrite, accomplish this or will it tip the scale further and lead to the LOSS of more homeownership and an INCREASE in investment properties ?

Growth that will adequately prevent further water contamination, preserve trees and require vegetation as part of development when green space is lost. Growth that will incorporate solutions and not add to the existing climate catastrophe.

Thank you.

Sharon Bushor

Ward 1 resident

Note: I am concerned with statements that leave everything to the Building Codes. I want Ordinances that spell out our priorities and if in the future are in conflict with changed Building Codes lay the foundation for discussion when change is needed.