

Neighborhood Code Joint Committee Agenda

Tuesday, December 5, 2023, 6:30 PM

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1. Agenda

Subject	1.1. Motion to adopt/amend agenda
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Meeting	December 5, 2023 - Agenda - Tuesday, December 5, 2023, 6:30 PM, Neighborhood Code Joint Committee Agenda
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Category	1. Agenda
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Department	Planning
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Type	Action
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Recommended Action	Adopt as presented
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2. Neighborhood Code: Committee Discussion on Staff Recommendations

Subject	2.1. Continued Discussion on Proposed Residential Corridors
Meeting	December 5, 2023 - Agenda - Tuesday, December 5, 2023, 6:30 PM, Neighborhood Code Joint Committee Agenda
Category	2. Neighborhood Code: Committee Discussion on Staff Recommendations
Department	Planning
Type	Discussion
Recommended Action	Finish reviewing district boundaries and provide feedback to staff on any changes
Subject	2.2. Areas proposed for change from RL to RM
Meeting	December 5, 2023 - Agenda - Tuesday, December 5, 2023, 6:30 PM, Neighborhood Code Joint Committee Agenda
Category	2. Neighborhood Code: Committee Discussion on Staff Recommendations
Department	Planning
Type	Discussion
Recommended Action	Ask questions and provide feedback on staff recommendations
Subject	2.3. Minor updates to RL boundaries
Meeting	December 5, 2023 - Agenda - Tuesday, December 5, 2023, 6:30 PM, Neighborhood Code Joint Committee Agenda
Category	2. Neighborhood Code: Committee Discussion on Staff Recommendations
Department	Planning
Type	Discussion
Recommended Action	Ask questions and provide feedback on staff recommendations
Subject	2.4. Commercial Uses Allowed in Residential Areas
Meeting	December 5, 2023 - Agenda - Tuesday, December 5, 2023, 6:30 PM, Neighborhood Code Joint Committee Agenda
Category	2. Neighborhood Code: Committee Discussion on Staff Recommendations
Department	Planning
Type	Discussion
Recommended Action	Ask questions and provide feedback on staff recommendations
Subject	2.5. RL Larger Lot Overlay & RH High Density Bonus Overlays
Meeting	December 5, 2023 - Agenda - Tuesday, December 5, 2023, 6:30 PM, Neighborhood Code Joint Committee Agenda
Category	2. Neighborhood Code: Committee Discussion on Staff Recommendations

Department	Planning
Type	Discussion
Recommended Action	Ask questions and provide feedback on staff recommendations
Subject	2.6. Rules for Cottage Court Developments
Meeting	December 5, 2023 - Agenda - Tuesday, December 5, 2023, 6:30 PM, Neighborhood Code Joint Committee Agenda
Category	2. Neighborhood Code: Committee Discussion on Staff Recommendations
Department	Planning
Type	Discussion
Recommended Action	Ask questions and provide feedback on staff recommendations

3. Public Forum

Subject	3.1. Public Guidelines for Virtual Meeting Participation
Meeting	December 5, 2023 - Agenda - Tuesday, December 5, 2023, 6:30 PM, Neighborhood Code Joint Committee Agenda
Category	3. Public Forum
Department	Planning
Type	

4. Minutes

Subject	4.1. Review and approve the 11/28 Neighborhood Code Meeting Minutes
Meeting	December 5, 2023 - Agenda - Tuesday, December 5, 2023, 6:30 PM, Neighborhood Code Joint Committee Agenda
Category	4. Minutes
Department	Planning
Type	Action

5. Communications

5.1. Review and accept Written Communications

6. Adjournment

Subject	6.1. Adjourn
Meeting	December 5, 2023 - Agenda - Tuesday, December 5, 2023, 6:30 PM, Neighborhood Code Joint Committee Agenda
Category	6. Adjournment
Department	Planning

Type

Action

Relationship of Core Zoning Recommendations to other Ordinance Details/Discussion Topics		
✓= Topic Completed/Tentative consensus reached In Progress = Committee actively discussing Upcoming = next set of topics to discuss	Summary of interrelated standards/topics that the committee will review. For details on completed, in progress, or upcoming items, see slides and/or other materials posted with upcoming meeting agenda. Proposed ordinance text has simiarly been updated to reflect items that are completed/in progress/upcoming; will continue to update as committee moves to topics.	Updated: 11/28/23 For Upcoming Meeting: 12/5/23
Core Standards/Topics	Related Standards & Future Discussion Topics	Ordinance Sec. & Page #
Dimensional Standards		Refers to current "Proposed Neighborhood Code Excerpts"
✓: Minimum Lot Size in RL zones	✓: eliminate provisions to comply with statutory requirements for existing lots smaller than minimum size, no longer relevant,	See proposed Table 4.4.5-1, p. 6
	Upcoming: How to address larger minimum lot size requirements in the RL- Larger Lot Overlay neighborhoods	See Sec. 4.5.2, p. 10-11
	Remove prohibitions on flag lots in the ordinance	Deletes Sec 5.2.1 Existing Small Lots and Sec. 4.5.3-1 RH Density Bonus Overlay (and as a result, not in proposed language)
	Discuss whether we need any other 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?	See proposed Table 4.4.5-1, p. 6
✓: Setbacks in Residential Districts	✓: Allow driveways to encroach into side setbacks in certain cases, such as to facilitate a flag lot	See proposed Table 4.4.5-1, p. 6
	✓: Allow max front setback req. for existing front yards that would prohibit rear yard to be developed	See proposed Sec. 4.4.5 (d) 2. A., p. 7-8
	Whether to allow existing outbuildings located in a side or rear setback to be converted to habitable space	
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	See proposed Table 4.4.5-2, p. 6
	Adjustments to Planned Unit Development Standards for development of larger lots	See proposed Sec. 5.2.1 (C) , p. 12
	Per Act 47, will need to provide limits on Design Review process such that decisions may not reduce allowable footprint.	
✓: Building Height	Depending on height decisions, do we need to revisit how building height measurements work today?	See proposed Table 4.4.5-2, p. 6
	Discuss how height transitions from Corridors- conflicting ideas offered about how to address this on perpendicular streets.	
	How does this impact height bonuses that exist in the ordinance today, or are required by Act 47?	
	Height of rear buildngs-- both new additions/new buidings as well as whether to allow existing outbuildings located within a setback to add an additional floor to convert to housing	
	Whether adjustments are needed to review standards for DRB regarding compatibility of building height	
✓: Units per Building (may revisit discussion of units in RM)	✓: 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).	See proposed Table 4.4.5-2, p. 6
	✓: remove the existing "Additional Unit in RL" provision; made irrelevant by unit decisions.	See proposed Sec. 4.4.5 (d) 1. A, p.7
	✓: Eliminate RH Density Bonus Overlay district (this is a functionally irrelevant district, not impacted by any previous decisions)	See Sec. 4.5.2, p. 10-11
	Upcoming: How to address lower density limits in the RL-Larger Lot Overlay neighborhoods	See proposed Appendix A, attached
	Upcoming: Determine if we still need separate ADU, Cottage Court provisions, or if they fit within this context.	Deletes Sec. 4.4.5 (d) 4. A. Additional Unit to Multi Family
	How does this impact existing density bonuses? Do we keep them, and if so, what are the bonuses based on?	(and as a result, not in proposed language)
Residential Districts & Boundaries		
✓: Streamlining Residential districts (eliminating RLW & RMW)	How to address any changes to Design Review and/or Waterfront Setbacks for these areas?	See proposed Sec. 4.4.5 (a), p 4 and Map 4.4.5-1, p 5
In Progress: Rezoning some neighborhoods to better reflect what is on the ground (lot size, coverage, existing units, etc.)	Does this require any alterations to standards around what is allowed for non-conforming buildings and lots?	See proposed Map 4.4.5-1, p. 5
	How do these changes together impact existing Design Review Areas, and is there a more straight forward way to describe applicability of this process?	
In Progress: Creation of Corridor Residential Zone		
Other		
Upcoming: Where to allow commercial uses and to what degree	Upcoming: Related updates to Neighborhood Commercial use standards and/or Appendix A to reflect this discussion.	See proposed Sec. 4.4.5 (d) 3, p. 8-9 and Appendix A, attached

Proposed Neighborhood Code Standards
WORKING DRAFT Ordinance Language
Prepared by Office of City Planning
V 2.0 – Updated November 30, 2023

Document Purpose

This document models proposed changes to 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, which provides the foundation and will be provided separately as committee's work advances.

Current Structure of Residential Districts in the CDO

Today, [Article 4, Part 4](#) describes each of the city's base zoning districts (with the exception of the downtown form districts), and the regulations associated with each district follows a similar overall structure. The Residential Districts are one such group of districts, and the regulations for these districts include the following subsections:

- Subpart a: district purpose generally, and individual districts' purposes more specifically and a map of the applicable districts within the city
- Subpart b: dimensional standards applicable to each district (i.e. lot coverage, building height, any development density/intensity limits)
- Subpart c: reference to Appendix A regarding allowable uses in the districts
- Subpart d: additional standards specific to each district, such as additional allowances or limits on development intensity and/or uses, or modifications to other citywide standards applicable to districts

[Article 4, Part 5](#) applies overlay zones which modify or apply additional standards in a portion of the base district(s). This includes several overlay districts that apply in residential areas. Additional standards that apply to the residential districts are found in many of the other sections of the CDO, but particularly allowable uses in [Appendix A](#), and citywide standards in [Article 5](#) and [Article 6](#) as described below. As a reminder, the CDO applies maximum parking limits in [Article 8](#) (rather than minimum requirements) including for residential uses and residential districts.

[Article 14](#) provides all maps, dimensional standards, permitted uses, definitions, and other specific standards for the downtown form districts (FD5, FD6 and Civic). It is essentially a completely separate component of the CDO. Staff considered whether to employ a similar approach to the Neighborhood Code; however, due to the complexity and interrelatedness of other parts of CDO to the implementation of the residential districts standards, it was determined this was not the best course at this time. The Planning Commission has advanced major updates to portions of the CDO in recent years (*Article 7: Signs, Article 8: Parking, Article 9: Inclusionary Zoning*) and continues to do so regularly. The Department is generally targeting a broader comprehensive update to the CDO in coordination with the next update to *planBTV: Comprehensive Plan* within the next several years. The bulk of the Neighborhood Code recommendations therefore impact *Sec. 4.4.5 Residential Districts*.

For consistency, the proposed Neighborhood Code updates to *Sec. 4.4.5* maintain the overall structure associated with the base residential districts sections. However, the proposed language includes a full strike and replace of all of the associated language in order to implement new standards, delete sections no longer relevant, reorganize relevant sections for simplicity, and address other internal coordination issues.

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

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- Updated *Map 4.4.5-1 Residential Districts* to reflect proposed changes to 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 in other residential districts and under what circumstances
- Adds allowable neighborhood-serving commercial uses permitted in the proposed Residential Corridor district to *Appendix A*

Related Standards- Overlays, Article 5, and Article 6

These standards impact how the core recommendations will be implemented and/or to what degree, and include miscellaneous standards that impact residential areas in the city. These standards stem from compliance with Act 47, addressing known issues that have been raised by staff or the committee, or are simply to ensure consistency and internal coordination among various articles of the ordinance as changes are made to the core standards. These include standards within overlay districts that apply to residential areas; citywide general standards in Article 5 related to dimensional standards, non-conformities, and uses and structures; and to the design review criteria in Article 6. Specifically, these include:

- Modifications or elimination of the *RL-Larger Lot Overlay* and the elimination of the *RH Density Bonus Overlay*
- Deleting provisions for developing existing lots smaller than the minimum required size and provisions to add an additional unit to properties in RL, both of which become irrelevant with the changes to core recommendations above
- Enabling more than one free-standing structure on a lot, where currently prohibited
- Address the relationship between core recommendations and existing standards for ADUs

This list of related standards will expand (by incorporating future discussion topics below) as the attached draft text is expanded, and as the Joint Committee works through the rest of the related issues in the document "Relationship of Core Zoning Recommendations to other Ordinance Details."

Changes to Working Draft Ordinance Text

Beginning on page 4 of this document, draft language is provided that corresponds with sections of the ordinance previously discussed or up for discussion at the next meeting. Track changes throughout the document reflect changes that have been made to the draft text as a result of the committee's work.

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 Details" chart and noted below. This may not be an exhaustive list of potential sections that will be amended, as there are likely to be other sections that will require technical corrections for internal consistency. However, these represent major additional sections that are likely to be reviewed and amended.

Standards Related to Minimum Lot Size in RL

- *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*

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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

- 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

- 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

"Begin DRAFT CDO Language"

Article 4: Zoning Maps and Districts

PART 4: BASE ZONING DISTRICT REGULATIONS

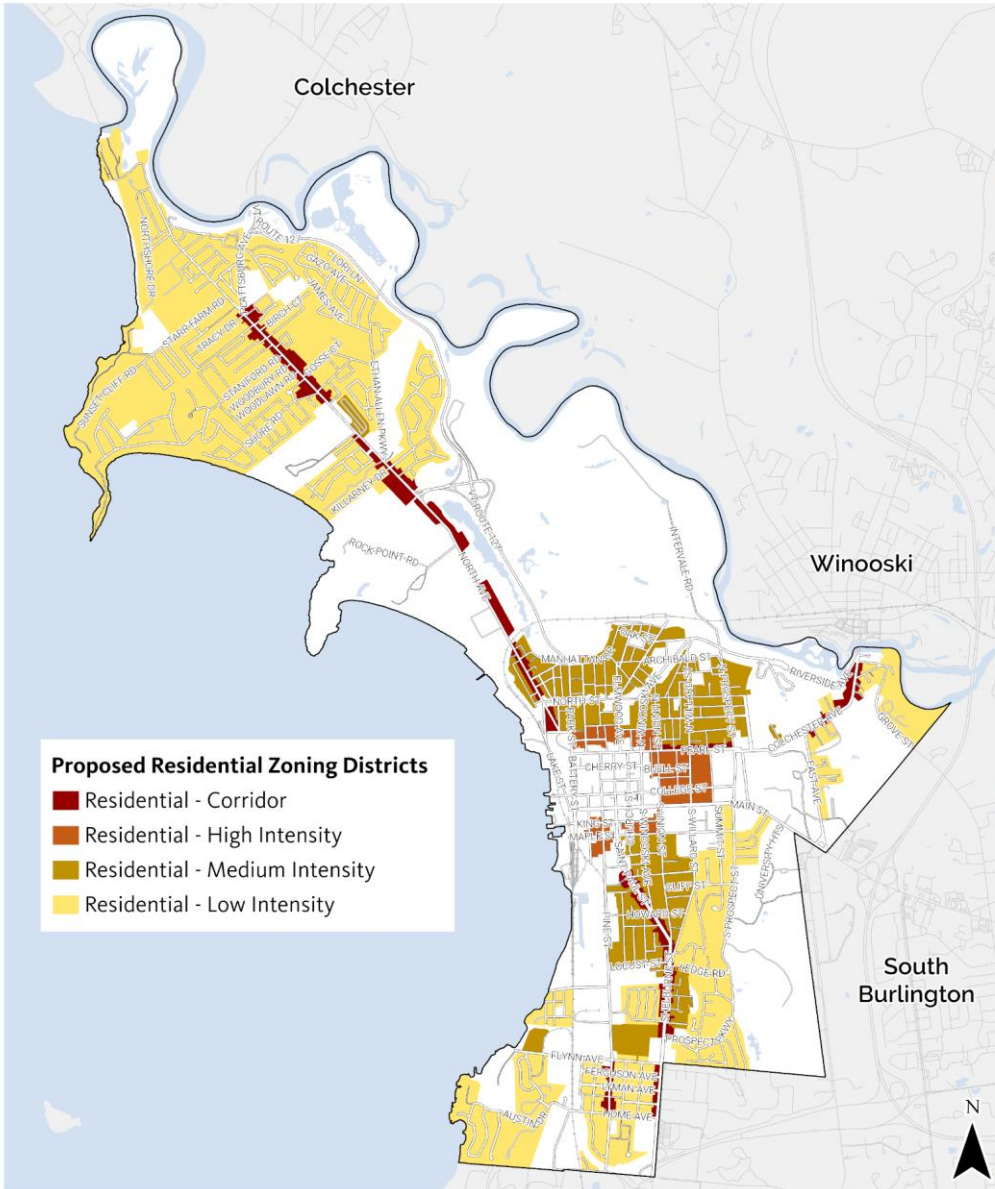
Sec. 4.4.5 Residential Districts

(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.



Map 4.4.5-1 Residential Zoning Districts
 Burlington Comprehensive Development Ordinance, Map 4.4.5-1
 Districts effective Jan. 30, 2008

Working Draft Ordinance Language | p. 5

Commented [MT1]: Draft map reflects the same changes that are in the Map Packet posted with the agenda, and is subject to further change by the committee.

This is simply a placeholder to illustrate how the map will be inserted into the ordinance as the committee completes its review of these boundaries.

(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:

Commented [MT2]: These two charts are proposed as a full strike and replace to what is in Sec. 4.4.5 (b)- it merges and/or replaces previous tables 4.4.5-1, 4.4.5-2, and 4.4.5-3 with new tables 4.4.5-1 and 4.4.5-2 only.

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

District	Min. Lot Frontage ^{2,3,4,5} (linear feet)	Setbacks ^{1,6,7,8,9}			Lot Coverage ^{1,10}
		Front	Side	Rear	
Residential Low (RL)	30'	Min/Max: Avg. of front setback 2 adjacent lots on both sides +/- 5 ft Max required: 25 ft	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)	30'			15 ft.	60%
Residential High (RH)	N/A				80%
Residential Corridor (RC)	N/A				

Commented [MT3]: Per Committee decision to remove minimum lot size, the column for min lot size has been removed as it is no longer relevant.

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 minimum 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.
7. 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.
8. 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*.
9. 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.
10. 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	5	1,800 sq.ft.	900 sq.ft.		
Residential High (RH)	50'	N/A	N/A	N/A		
Residential Corridors (RC)	4 stories		3,600 sq.ft.	N/A		

1. Details regarding the measurement of and exceptions to height limits are found in *Article 5*.
2. Minimum dwelling unit size is 350 sq.ft.
3. *Reserved*
4. Required on all building faces. Minimum offset is 5 ft measured perpendicular to the building face in excess of 50 ft.

(c) **Permitted and Conditional Uses:**

The principal land uses that may be permitted, or conditionally permitted pursuant to the requirements of Article 3, within the Residential districts shall be as defined in Appendix A – Use Table and as may be modified by district specific regulations in Sec. 4.4.5 (d).

(d) **District Specific Regulations:**

The following regulations are district-specific exceptions, bonuses, and standards unique to the residential districts. They are in addition to, or may modify, city-wide standards as provided in Article 5 of this ordinance and district standards as provided above.

1. Additional Residential Development Permitted

In addition to any applicable development permitted according to Article 11-Planned Unit Development, the following additional development types and intensities shall be allowed within the Residential Districts, subject to the following standards.

A. Cottage Courts

Cottage courts are comprised of a series of one- to one-and-a-half story, small detached dwelling units oriented around a shared open space or courtyard. Parking, if provided, is typically detached from the individual dwelling units and aggregated in a shared garage or small surface parking area(s). Cottage courts may be located on a single lot, or aggregated on multiple lots utilizing the provisions of Article 11, and may incorporate existing residential structures. This development type is permitted by-right in residential districts subject to the following provisions, notwithstanding any potential conflicts with Tables 4.4.5-1 or 4.4.5-2:

Table 4.4.5-3 Cottage Court Dimensional Standards

Min Lot Size ¹	Min Lot Frontage ¹	Max Principal Structure Massing ^{2,3}	Max Secondary Structure Massing ²	Max Dwelling Units Per Secondary Structure ^{2,3}	Min. Distance between Structures on Lot ⁴	Ratio of Courtyard Area to Area of Secondary Structures ⁵
18,000 sq.ft.	40 ft	1,500 sq.ft. footprint	900 sq.ft. footprint, 1.5 stories	1	10 ft.	0.6

1. Minimum lot size and frontage shall refer to the size of an existing lot, or lots when developed in aggregate under the standards of Article 11, prior to development as a Cottage Court. A Cottage Court may include subdivision to create individual lots associated with residential buildings subject to **Sec. 5.2.2 (b)** and Article 10.

2. Cottage Courts may have one Primary Building and multiple Secondary Buildings. Primary Buildings are subject to the height and dwelling units per building limits in Table 4.4.5-2.

3. An existing residential structure and use may be retained as part of a Cottage Court development in order to preserve existing dwelling units and promote infill. Any such existing building will be considered as the development's Primary Building.

4. Where side setback requirements in Table 4.4.5-1 may require greater than 5 ft. setbacks, side setbacks for Secondary Structures in a Cottage Court may be reduced to 5 ft.

5. Required minimum courtyard area is calculated by adding the footprint of all Secondary Structures and multiplying by 0.6. Parking areas must be distinct from required minimum courtyard area.

B. Residential Development Bonuses

(text to follow)

2. Exceptions to Dimensional Standards

A. Encroachment into Side Setback for Residential Driveways

For purposes of enabling narrow or flag lots to create a driveway to provide a maximum of two tandem parking spaces, or to access a parking area behind a principal structure, driveways may encroach into a required side setback up to the property line. The maximum waiver from the side setback shall be the minimum necessary for the purposes of creating such a driveway or access to parking spaces. Applications for such waiver shall demonstrate that there will be no undue

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Commented [MT4]: This subsection has been completely reorganized.

Sec. 4.4.5 (d) 1 now makes explicit reference to PUD allowances, includes standards for cottage courts, and includes applicable development bonuses for residential districts. (NOTE: PUD and Bonus standards will be discussed in the future)

Sec. 4.4.5 (d) 2 includes any modifications to the base dimensional standards (i.e. lot cover, setbacks)

Sec. 4.4.5 (d) 3 includes the allowable neighborhood commercial uses for RL, RM and RH zones (allowable commercial uses for Corridors are in Appendix A)

Sec. 4.4.5 (d) includes miscellaneous standards that are retained from current ordinance, including standards for accessory residential structures (i.e. garages) and Residential Occupancy Limits (i.e. "4-unrelated rule")

Commented [MT5]: There will be a diagram with some labels to illustrate how the standards below relate.

Commented [MT6]: Future discussions will include replacement language for the Senior Housing Bonus, Residential Conversion, and Max Bonus Limits

Commented [MT7]: Per committee discussion of side setback limitations, this amends the existing provision, which today allows this encroachment only for existing nonconforming lots containing SF homes and requires review by the DRB.

adverse impact on drainage, safety, light, and air, nor encroachment into a neighboring side yard. With such approval, the lot shall not be considered nonconforming due to the decreased setback.

B. Encroachment into the ~~Waterfront~~ Setback

The following exceptions to the required waterfront setback for Lake Champlain and the Winooski River established under Sec. 4.5.4:

(i) Replacement of Existing Structure

Replacement of a conforming principle structure existing as of the effective date hereof, may encroach into the required setback provided the replacement does not increase the area or extent of the encroachment more than the existing structure.

(ii) Averaging of Setbacks of Existing Structures

If the setback from the waterfront of existing principal structures within one hundred fifty (150) feet on either or both sides of a subject lot is less than the minimum required setback, the setback for the subject lot may be reduced to the average setback of such neighboring structures.

C. Exceptions to Lot Coverage for Accessory Residential Features

In addition to lot coverage exemptions in Sec. 5.2.3 (b), within the RL and RM districts, an additional ten (10) per cent of lot coverage above the otherwise applicable limit may be permitted for the following amenity features accessory to residential uses provided that such features shall at no time be ~~enclosed~~:

- (i) Decks;
- (ii) Patios;
- (iii) Porches;
- (iv) Terraces;
- (v) Tennis or other outdoor game courts;
- (vi) Swimming pools and swimming pool aprons;
- (vii) Walkways;
- (viii) Window Wells; and/or
- (ix) Pervious pavement designed and maintained to infiltrate the 1-year/24-hour storm event onsite, subject to review and approval by the Stormwater Administrator.

With the exception of the additional lot coverage allowances provided for under Article 9: Inclusionary and Replacement Housing, requirements for such additional lot coverage shall not be permitted for any development where other bonus provisions of this ordinance are applicable.

3. Exception for ~~Neighborhood~~ Commercial Uses

Neighborhood commercial uses as defined in Article 13 and intended to primarily serve the nearby residential area shall be considered permitted uses in RL, RM, RH and Institutional districts subject to the following:

- (i) This exemption shall only apply to:
 - a. Historic buildings that are listed or eligible for listing on the state or national register; or,
 - b. A street level neighborhood commercial use as defined in Article 13 in lawful existence as of January 1, 2007.
- (ii) Neighborhood commercial uses shall be limited to a single story on the street level of any structure.
- (iii) Neighborhood commercial uses less than 2,000 sqft shall be treated as a permitted use. Neighborhood commercial uses greater than or equal to 2,000 sqft but less than 4,000 sqft shall be treated as a conditional use. Neighborhood commercial uses occupying 4,000 sqft or more shall not be permitted.
- (iv) The neighborhood commercial use shall not be counted against the property's allowable residential density.

Commented [MT8]: Items under B & C here are all existing standards in the CDO today

Commented [MT9]: This removes the limit that these cannot be used for parking so that the pervious pavement can be used for driveways

Commented [MT10]: Propose to retain existing exception for Neighborhood Commercial uses for RL, RM, and RH. Together with allowance for home occupations, allows some flexibility for historic buildings and formerly commercial spaces.

Commercial standards for the new Corridor Zone are spelled out in Appendix A.

- (v) The sale of fuel for motor vehicles, or new or expanded gas station canopies, shall be prohibited.
- (vi) Hours of operation shall be limited to 6:00am to 11:00pm seven days per week. Any expansion in the hours of operation of an existing neighborhood commercial use shall require conditional use review by the DRB.
- (vii) All building height and setback requirements for the underlying residential district shall apply, and the lot coverage shall not exceed 60%.
- (viii) Any exterior changes to the building(s) or changes to the site plan shall be subject to the design review requirements of Article 6.
- (ix) To the extent that additional parking is necessary, the parking standards for Shared-Use Districts shall apply pursuant to Article 8.
- (x) The conversion of a residential use to a neighborhood commercial use within a historic neighborhood commercial building more than 50 years old and originally designed and constructed for such purpose shall be exempt from the housing replacement requirements of Article 9, Part 2.
- (xi) Home occupations as defined and regulated under this article are not restricted by the provisions of this section. (xii) Any aspect of a neighborhood commercial use in lawful existence as of January 1, 2007 not in strict conformance with any of the above standards shall be considered non-conforming and be subject to the provisions of Article 5, Part 3.

4. Miscellaneous Standards

A. Additions to Existing Residential Structures.

No request for an addition to an existing structure shall be considered or imply approval of an additional unit, unless requested specifically on the zoning permit application form.

B. Accessory Residential Structures, Buildings, and Uses

An accessory structure, building, and/or use as defined in Article 13 and provided under Sec. 5.1.1 and 5.1.2 customarily incidental and subordinate to a principal residential structure, building and/or use, including but not limited to private garages, carriage houses which do not contain residential units, barns, storage sheds, tennis courts, swimming pools, cabanas for swimming pools and detached fireplaces may be permitted as follows:

- (i) Accessory structures or buildings shall meet the dimensional requirement set forth in the district in which they are located pursuant to Sec. 4.4.5 (b) of this Article and related requirements in Art 5, Parts 1 and 2;
- (ii) Any accessory structure or building that is seventy-five percent (75%) or greater of the ground floor area of the principal structure or building shall be subject to the site plan and design review provisions of Art. 3, Part 4 and the applicable standards of Art 6;
- (iii) Private garages shall be limited to as many stalls as there are bedrooms in the dwelling to which it is accessory, provided that the ground floor area is less than seventy-five percent (75%) of the ground floor area of the principal structure or building; and
- (iv) The outdoor overnight storage of commercial vehicles not otherwise associated with an approved home occupation or made available for the exclusive use of the residential occupants, or the outdoor storage of more than one unregistered vehicle, shall be prohibited. Any and all vehicles shall be stored in an approved parking space.

C. Residential Occupancy Limits.

In all residential districts, the occupancy of any dwelling unit is limited to members of a family as defined in Article 13. Notwithstanding the following, the minimum square footage requirements shall be reduced by ten (10%) percent in situations where the residential premises are owner occupied.

Commented [MT11]: These are all existing standards, just reorganized from existing ordinance.

Subject to Conditional Use approval by the DRB, a dwelling unit may be occupied by more than four (4) unrelated adults if it contains at least twenty-five hundred (2,500) square feet excluding its attic and basement pursuant to the following:

- (i) If in a RL district, the dwelling unit also contains at least an additional two hundred fifty (250) square feet and two (2) onsite parking spaces, plus one (1) additional parking space per adult occupant in excess of four (4); or,
- (ii) If in a RM district, the dwelling unit also contains at least an additional two hundred (200) square feet and two (2) onsite parking spaces, plus one (1) additional parking space per adult occupant in excess of four (4).
- (iii) If in a RH district, the dwelling unit also contains at least an additional 150 square feet and two (2) onsite parking spaces, plus 1 additional parking space per adult occupant in excess of four (4).

In considering a request relating to permitting a greater number of unrelated individuals residing in a dwelling unit within a residential zoning district, no conditional use permit may be granted unless all facilities within the dwelling unit, including bathroom and kitchen facilities are accessible to the occupants without passing through any bedroom. Each room proposed to be occupied as a bedroom must contain at least one hundred twenty (120) square feet.

Article 4: Zoning Maps and Districts

PART 5: OVERLAY ZONING DISTRICT REGULATIONS

Sec. 4.5.1 Design Review Overlay District

[proposed text to follow]

Sec. 4.5.2 RL Larger Lot Overlay District

(a) Purpose:

The RL Larger Lot Overlay District is intended to maintain the existing residential development pattern of larger residential lots reflective of the respective neighborhoods' development history.

(b) Areas Covered:

The RL Larger Lot Overlay District includes those portions of the RL Zoning District as delineated on Map 4.5.5-1 RL Larger Lot Overlay District.

(c) District Specific Regulations: RL Larger Lot Overlay

1. Minimum Lot Size and Density

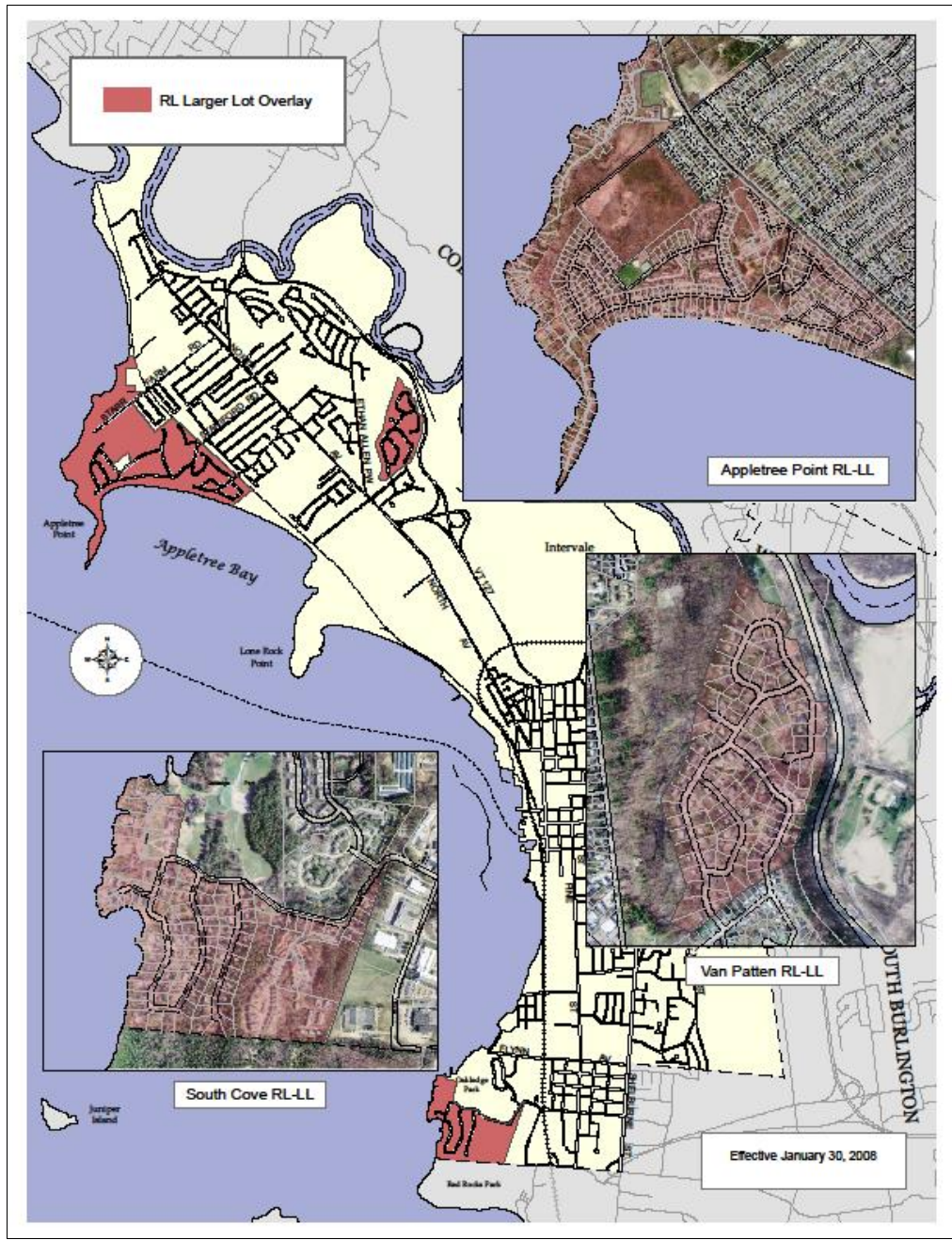
The dimensions of building lots in the RL Larger Lot Overlay shall be modified from the underlying RL standards of Table 4.4.5-1 as follows:

- The minimum lot frontage shall be 75 feet and minimum lot area shall be 8,700 sq.ft.
- The DRB may adjust the frontage requirements for lots fronting on cul-de-sacs, multiple streets, or corner lots reflecting the existing neighborhood pattern on each respective street.

Commented [MT12]: Today, this section also includes existing 4.5.3-1 RH Density Bonus Overlay. This is proposed to be deleted entirely as it is largely irrelevant, and therefore is not included in the proposed text. Committee will discuss.

Commented [MT13]: This overlay is currently Sec. 4.5.5. If retained, this section will be reorganized to put all districts applicable to residential districts together, hence the proposed 4.5.2 in this draft.

This text represents the minimum requirements to meet Act 47 if this standard is retained. Committee will discuss options.



Working Draft Ordinance Language | p. 11

Article 5: Citywide General Regulations

PART 1: USES AND STRUCTURES

Sec. 5.1.2 Structures

Except as otherwise provided by law or by this ordinance, no structure in any district shall be created, removed or altered except in conformance with the provisions of this Article and the requirements of the district in which such land or structure is located.

(a) through (b)—As written and therefore text not provided for this document.

(c) Principal Structures:

More than one principal structure is permitted on a lot within a residential zoning district subject to the limits of Sec. 4.4.5 Residential Districts, or as otherwise authorized pursuant to the requirements of Article 11 – Planned Development. In all other districts, more than one principal structure may be permitted on any single lot.

(d) Accessory Residential Structures or Buildings:

An accessory structure or building customarily incidental and subordinate to a principal residential use, structure, or building shall also be governed by the provisions of Sec. 4.4.5(d) 4 (B).

(e) through (f)—As written and therefore text not provided for this document.

Commented [MT14]: This section has been updated to allow more than one primary structure on a lot.

"End DRAFT CDO Language"

DRAFT UPDATE TO Appendix A-Use Table – All Zoning Districts

	Urban Reserve	Recreation, Conservation & Open Space			Institutional	Residential				Downtown Mixed Use ¹	Neighborhood Mixed Use				Enterprise	
USES	UR	RCO - A	RCO - RG	RCO - C	I	RL AW	RM AW	RH	<u>RC</u>	DW-PT ¹⁶	NMU	NAC	NAC-RC	NAC-CR	E-AE	E-LM ³⁴
RESIDENTIAL USES	UR	RCO - A ¹	RCO - RG	RCO - C	I	RL AW	RM AW	RH	<u>RC</u>	DW-PT ¹⁶	NMU	NAC	NAC-RC	NAC-CR	E-AE	E-LM
Single Detached Dwelling	N	N ¹	N	N	Y	Y 2	Y 2	N ³⁰	<u>N³⁰</u>	N	N ³⁰	N ³⁰	N ³⁰	N	N	N
Attached Dwellings - Duplex	N	N ¹	N	N	Y	Y ²	Y 2	Y	<u>Y</u>	N	Y ³	N	Y	N	N	N
Attached Dwellings - Multi-Family (3 or more)	N	N ¹	N	N	Y	N Y ²	Y 2	Y	<u>Y</u>	N	Y	Y	Y	Y	N	N
RESIDENTIAL SPECIAL USES	UR	RCO – A	RCO - RG	RCO - C	I	RL AW	RM AW	RH	<u>RC</u>	DW-PT ¹⁶	NMU	NAC	NAC-RC	NAC-CR	E-AE	E-LM
Will provide this section in upcoming meeting																
NON-RESIDENTIAL USES	UR ²¹	RCO - A	RCO - RG	RCO - C	I	RL AW	RM	RH	<u>RC</u>	DW-PT ¹⁶	NMU	NAC	NAC-RC	NAC-CR	E-AE	E-LM
Adult Day Care	N	N	N	N	CU	N	N	N	<u>N</u>	N	Y	Y	Y	Y	N	N
Agricultural Use ²⁰	N	Y	Y	CU	Y	N	N	N	<u>N</u>	N	N	N	N	N	Y	N
Amusement Arcade	N	N	N	N	N	N	N	N	<u>N</u>	N	N	CU	CU	CU	N	N
Animal Boarding/Kennel/Shelter	N	CU	N	N	N	N	N	N	<u>N</u>	N	N	CU	CU	CU	CU	CU ²⁷
Animal Grooming	N	N	N	N	N	N	N	N	<u>Y</u>	N	Y	Y	Y	Y	CU	CU ²⁷
Animal Hospitals/Veterinarian Office	N	CU	N	N	CU	N	N	N	<u>N</u>	N	CU	CU	CU	CU	Y	Y ²⁷
Appliance Sales/Service	N	N	N	N	N	N	N	N	<u>Y</u>	N	Y ²⁴	Y	Y	Y ²⁴	N	Y ²⁷
Aquarium	N	N	CU	N	CU	N	N	N	<u>N</u>	(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	<u>N</u>	(See Sec.4.4.1(d) 1)	Y	Y	Y	Y	Y	Y
Auction House	N	N	N	N	N	N	N	N	<u>N</u>	N	N	Y	Y	N	N	CU ²⁷
Automobile Body Shop	N	N	N	N	N	N	N	N	<u>N</u>	N	N	N	Y	N	N	Y ²⁷
Automobile & Marine Parts Sales	N	N	N	N	N	N	N	N	<u>N</u>	(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	<u>N</u>	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	<u>N</u>	N	N	Y	Y	N	N	CU ²⁷
Automobile/Vehicle Salvage Yard	N	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	N	N
Bakery	N	N	N	N	N	N ²²	N ²²	CU ¹³	<u>Y</u>	N	Y	Y	Y	Y	Y	Y ²⁷
Bank, Credit Union	N	N	N	N	CU	N ²²	N ²²	N ²²	<u>Y</u>	N	Y	Y	Y	Y	N	Y
Bar, Tavern	N	N	N	N	N	N	N	N	<u>Y</u>	N	CU	CU	CU	CU	N	N
Beauty/ Barber Shop	N	N	N	N	CU	N ²²	N ²²	CU ¹³	<u>Y</u>	N	Y	Y	CU	Y	N	N
Bicycle Sales/Repair	N	N	N	N	CU	N	N	N	<u>Y</u>	N	Y	Y	Y	Y	N	Y ²⁷
Billiard Parlor	N	N	N	N	N	N	N	N	<u>N</u>	N	CU	Y	CU	Y	N	N

DRAFT UPDATE TO Appendix A-Use Table – All Zoning Districts

Boat Repair/Service	N	N	CU	N	N	N	N	N	<u>N</u>	(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	<u>N</u>	(See Sec.4.4.1(d) 1)	N	Y	Y	N	N	Y ²⁷
Boat Storage	N	N	CU	N	N	N	N	N	<u>N</u>	N	N	CU	CU	N	N	Y ²⁷
Bowling Alley	N	N	N	N	N	N	N	N	<u>N</u>	N	CU	Y	Y	Y	N	Y
Building Material Sales	N	N	N	N	N	N	N	N	<u>N</u>	N	N	Y ¹⁰	Y	N	N	Y ²⁷
Café	N	CU ¹⁷	CU	N	CU	N ²²	N ²²	CU ¹³	<u>Y</u>	(See Sec.4.4.1(d) 1)	Y	Y	Y	Y	CU	CU ²⁷
Camp Ground	N	Y	Y	N	N	N	N	N	<u>N</u>	(See Sec.4.4.1(d) 1)	N	N	N	N	N	N
Car Wash	N	N	N	N	N	N	N	N	<u>N</u>	N	N	CU	Y	CU	N	CU ²⁷
Cemetery	N	N	Y	N	N	N	N	N	<u>N</u>	N	N	N	N	N	N	N
Cinema	N	N	N	N	Y	N	N	CU	<u>N</u>	N	CU ¹⁴	Y	N	Y ¹⁴	N	N
Club, Membership	N	N	Y	N	CU	N	Y	Y	<u>Y</u>	N	CU	CU	N	CU	N	N
Community Center	N	N	CU	N	CU	CU ¹³	CU ¹³	Y ¹³	<u>Y</u>	N	Y	Y	Y	Y	N	CU ²⁷
Community Garden	N	Y	Y	N	Y	Y	Y	Y	<u>Y</u>	N	Y	Y	Y	Y	Y	Y ²⁷
Conference Center	N	N	N	N	CU	N	N	N	<u>N</u>	N	N	N	N	N	N	N
Composting	N	CU	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	N	N
Contractor Yard	N	N	N	N	N	N	N	N	<u>N</u>	N	N	N	Y ¹⁰	N	N	Y
Convenience Store (See Sec.5.4.3)	N	N	N	N	N	N	N	CU ¹²	<u>Y¹²</u>	N	Y ¹²	Y	Y	Y ¹²	N	Y ²⁷
Convention Center	N	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	N	N
Courthouse	N	N	N	N	Y	N	N	CU	<u>N</u>	N	N	N	N	N	N	N
Crematory	N	N	N	N	N	N	N	N	<u>N</u>	N	N	N	CU	N	N	N
Crisis Counseling Center	N	N	N	N	CU	CU	CU	CU	<u>Y</u>	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	<u>Y</u>	N	Y	Y	Y	Y	CU	CU ^{17,27}
Daycare – Family Home	N	N	N	N	Y	Y	Y	Y	<u>Y</u>	N	Y	Y	Y	Y	N	N
Dental Lab	N	N	N	N	CU	N	N	N	<u>N</u>	N	Y	Y	Y	Y	N	Y
Distribution Center	N	N	N	N	N	N	N	N	<u>N</u>	N	N	N	CU	N	N	CU
Dry Cleaning Plant	N	N	N	N	N	N	N	N	<u>N</u>	N	N	N	CU	N	N	CU
Dry Cleaning Service	N	N	N	N	CU	N ²²	N ²²	N ²²	<u>Y</u>	N	Y ²⁴	Y	Y	Y ²⁴	N	CU ²⁷
Film Studio	N	N	N	N	Y	N	N	N	<u>N</u>	N	N	CU	Y	CU	N	CU
Fire Station	N	N	Y	N	Y	CU	CU	CU	<u>Y</u>	N	Y	Y	Y	Y	Y	Y
Food & Beverage Processing	N	N	N	N	N	N	N	N	<u>N</u>	N	CU ¹⁴	CU ¹⁴	CU	CU ¹⁴	Y	Y
Fuel Service Station ⁹	N	N	N	N	N	N	N	N	<u>N</u>	N	CU ¹¹	Y ¹¹	Y	N	N	N
Funeral Home	N	N	N	N	N	CU ⁷	CU ⁷	CU ⁷	<u>Y</u>	N	CU	Y	Y	N	N	N
Garden Supply Store	N	N	N	N	CU	N	N	N	<u>Y</u>	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	<u>Y</u>	(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	<u>N</u>	(See Sec.4.4.1(d) 1)	N	CU ¹⁸	CU	CU	N	CU ^{17,27}

DRAFT UPDATE TO Appendix A-Use Table – All Zoning Districts

Grocery Store – Small ≤10,000sqft	N	N	N	N	N	N	N	CU	<u>Y</u>	N	Y	Y	Y	Y	CU	CU ²⁸
Grocery Store – Large >10,000sqft	N	N	N	N	N	N	N	N	<u>N</u>	N	N	Y	Y	N	N	CU ²⁸
Hazardous Waste Collection/Disposal	N	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	N	CU
Health Club	N	N	N	N	Y	N	N	CU	<u>N</u>	N	CU	Y	Y	Y	N	CU ²⁷
Health Studio	N	N	N	N	Y	N ²²	N ²²	CU	<u>Y</u>	N	Y	Y	Y	Y	N	Y ²⁷
Hospitals	N	N	N	N	CU	N	N	CU	<u>N</u>	N	N	N	N	N	N	N
Lodging	N	N	N	N	CU	N	N	N	<u>N</u>	(See Sec.4.4.1(d) 1)	N	Y	N	Y	N	N
Junkyard	N	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	N	N
Laundromat	N	N	N	N	CU	N ²²	N ²²	CU ¹³	<u>Y</u>	N	Y ¹³	Y	Y	Y	N	Y ²⁷
Library	N	N	N	N	Y	CU	CU	Y	<u>Y</u>	N	Y	Y	Y	Y	N	N
Lumber Yard	N	N	N	N	N	N	N	N	<u>N</u>	N	N	CU ¹⁰	Y	N	N	Y
Manufacturing-Light	N	N	N	N	N	N	N	N	<u>N</u>	N	CU ¹⁴	CU ¹⁴	CU	CU ¹⁴	CU	Y
Manufacturing	N	N	N	N	N	N	N	N	<u>N</u>	N	N	N	CU	N	CU	Y
Marina	N	N	Y	N	N	N	N	N	<u>N</u>	(See Sec.4.4.1(d) 1)	N	N	N	N	N	N
Medical Lab	N	N	N	N	CU	N	N	N	<u>N</u>	N	CU	Y	Y	N	CU	CU
Mental Health Crisis Center	N	N	N	N	N	N	CU (See §5.4.11)	N	<u>N</u>	N	N	N	N	N	N	N
Museum–Small < 10,000 sqft	N	CU	CU	CU	Y	CU ¹³	CU ¹³	CU ^{8,13}	<u>N</u>	(See Sec.4.4.1(d) 1)	Y	Y	Y	Y	CU	Y ²³
Museum-Large >10,000 sqft	N	N	N	N	CU	N	N	N	<u>N</u>	(See Sec.4.4.1(d) 1)	N	CU	CU	N	CU	CU ²³
Office - General	N	N	N	N	N	N	N	N	<u>N</u>	N	Y	Y	Y	Y	CU	Y ²⁷
Office - Medical, Dental	N	N	N	N	CU	N ²²	N ²²	N ²²	<u>Y</u>	N	Y	Y	Y	Y	N	Y ²⁷
Office-Technical	N	N	N	N	N	N	N	N	<u>N</u>	N	Y	Y	Y	Y	CU	Y
Open Air Markets	N	Y	Y	N	Y	CU	CU	CU	<u>N</u>	(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	<u>N</u>	N	N	N	CU ¹¹	N	N	Y
Operations Center - Trucking ⁹	N	N	N	N	N	N	N	N	<u>N</u>	N	N	N	Y ¹¹	N	CU ¹¹	CU
Park	N	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	(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	<u>N</u>	N	CU	Y	N	CU	N	CU
Parking Lot ⁹	N	N	N	N	N	N	N	N	<u>N</u>	N	N	CU	N	N	N	CU
Performing Arts Center	N	N	N	N	Y	N	N	N	<u>N</u>	(See Sec.4.4.1(d) 1)	CU	Y	N	CU	N	CU ^{27,32}

DRAFT UPDATE TO Appendix A-Use Table – All Zoning Districts

Performing Arts Studio	N	N	N	N	Y	N	N	CU ¹³	<u>N</u>	(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	<u>N</u>	N	CU	Y	Y	Y	N	N
Pharmacy	N	N	N	N	CU	N ²²	N ²²	N ²²	<u>Y</u>	N	Y	Y	Y	Y	N	N
Photo Studio	N	N	N	N	N	N ²²	N ²²	N	<u>N</u>	N	Y	Y	Y	Y	N	Y
Photography Lab	N	N	N	N	N	N	N	N	<u>N</u>	N	CU	Y	Y	Y	CU	Y
Police Station - Central	N	N	N	N	CU	N	N	N	<u>N</u>	N	Y	Y	Y	N	N	N
Police Station - Local	N	N	CU	N	Y	CU	CU	CU	<u>Y</u>	N	Y	Y	Y	Y	Y	Y
Post Office – Central Distribution Center	N	N	N	N	N	N	N	N	<u>N</u>	N	N	Y	Y	N	N	Y
Post Office - Local	N	N	N	N	Y	N ²²	N ²²	N ²²	<u>Y</u>	N	Y	Y	Y	Y	N	N
Printing Plant	N	N	N	N	N	N	N	N	<u>N</u>	N	N	N	CU	N	N	Y
Printing Shop	N	N	N	N	CU	N ²²	N ²²	N	<u>N</u>	N	CU	Y	Y	Y	N	Y
Public Transit Terminal	N	N	N	N	Y	N	N	N	<u>N</u>	(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	<u>N</u>	N	N	CU ¹¹	Y ¹¹	N	CU	Y
Radio & TV Studio	N	N	N	N	N	N	N	N	<u>N</u>	N	N	Y	Y	Y	N	Y
Rail Equip. Storage & Repair	N	N	N	N	N	N	N	N	<u>N</u>	(See Sec.4.4.1(d) 1)	N	N	N	N	CU	CU ²⁷
Recording Studio	N	N	N	N	N	N	N	CU	<u>N</u>	N	CU	CU	Y	Y	N	Y
Recreational Facility - Indoor	N	N	CU	N	CU	N	CU	CU	<u>N</u>	(See Sec.4.4.1(d) 1)	N	Y	CU	N	N	CU ²⁷¹
Recreational Facility - Outdoor Commercial	N	N	CU	N	CU	N	N	N	<u>N</u>	(See Sec.4.4.1(d) 1)	N	N	CU	N	N	N
Recreational Facility - Outdoor	N	N	Y	N	Y	N	N	N	<u>N</u>	(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	<u>N</u>	N	N	CU	CU	N	N	Y ²⁷
Recycling Center – Large ¹⁰ (above 2,000 sf)	N	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	CU	CU
Recycling Center - Small ¹⁰ (2,000 sf or less)	N	N	N	N	CU	N	N	N	<u>N</u>	N	CU	CU	CU	CU	CU	Y
Research and Development Facility	N	N	N	N	CU	N	N	N	<u>N</u>	N	CU	CU	CU	CU	CU	Y
Research Lab	N	CU	N	N	CU	N	N	N	<u>N</u>	(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}	<u>Y</u>	(See Sec.4.4.1(d) 2)	Y ¹³	Y	Y	Y ¹³	N	N
Restaurant – Take Out	N	N	N	N	CU ¹³	N ²²	N ²²	N	<u>Y</u>	(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	<u>Y</u>	N	Y	Y	Y	Y	N	N

DRAFT UPDATE TO Appendix A-Use Table – All Zoning Districts

School - Post-Secondary &Community College	N	N	Y	N	CU	N	CU	CU	<u>CU</u>	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	<u>Y</u>	N	Y	Y	Y	Y	CU	CU ^{17,27}
School - Primary	N	N	N	N	CU	CU	CU	CU	<u>CU</u>	N	CU	CU	CU	CU	N	N
School - Secondary	N	N	N	N	CU	CU	CU	CU	<u>CU</u>	N	CU	CU	CU	CU	N	N
School, -Trade, or Professional	N	N	N	N	CU	N	N	N	<u>N</u>	N	CU	N	N	CU	N	CU ²⁷
Solid Waste Facility - Incinerator, Landfill, Transfer Station	N	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	CU	CU
Tailor Shop	N	N	N	N	N	N ²²	N ²²	CU	<u>Y</u>	N	Y	Y	Y	Y	N	N
Warehouse	N	CU	N	N	CU	N	N	N	<u>N</u>	(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	<u>N</u>	N	N	CU ¹⁵	CU ¹⁵	N	CU	CU
Warehouse, Self-Storage ⁹	N	N	N	N	N	N	N	N	<u>N</u>	N	N	N	Y ¹⁵	N	N	CU
Wholesale Sales ⁹	N	CU	N	N	N	N	N	N	<u>N</u>	N	N	N	Y ¹⁵	N	Y	Y
Worship, Place of	N	N	N	N	CU	CU	CU	Y	<u>CU</u>	N	Y	CU	CU	CU	N	N

1. Residential uses are not permitted except only as an accessory use to an agricultural use.
2. ~~Duplexes may be constructed on lots which meet the minimum lot size specified in Table 4.4.5-1. 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) 6 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.

Legend:	
Y	Permitted Use in this district
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 AW	Residential Low Density, Waterfront Residential Low Density <u>Intensity</u>
RM AW	Residential Medium Density, Waterfront Residential Medium Density <u>Intensity</u>
RH	Residential High Density <u>Intensity</u>
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

DRAFT UPDATE TO Appendix A-Use Table – All Zoning Districts

- 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. 4.5.8(c) 5 for permitted uses in the Enterprise – Innovation District (E-SEID) Overlay

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

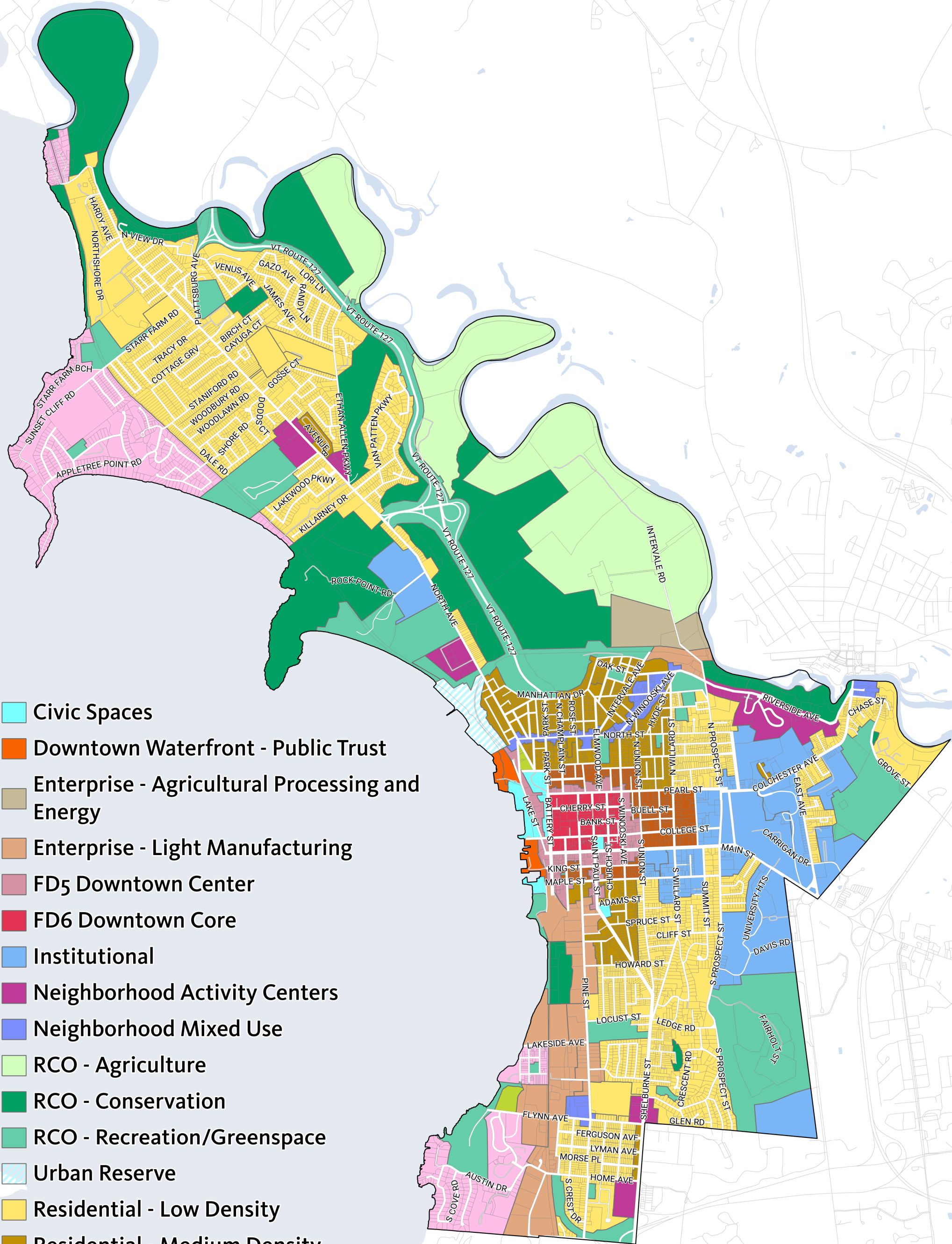
DRAFT

Comparing Commercial Uses currently permitted in various districts

Existing allowances for Commercial Uses in Residential Areas
1. Per Sec. 4.4.5. (d) 5: Neighborhood Commercial Use Exception , commerical uses are permitted in residential areas if they are within: historic buildings listed or eligible for listing on state or national register of historic places, or buildings hosting another neighborhood commercial use as of Jan 1, 2007 Uses may be up to 2,000 sq.ft. in size, on the ground floor only, and limited to operation between 6am and 11pm Uses between 2,001 - 4,000 sq.ft., and/or expanded hours of operation require conditional use review by the DRB Allowable Neighborhood Commercial uses include: laundromat, dry cleaner, tailor Café, bakery, restaurant/takeout pharmacy, small retail, bank, post office, print/photo studios health studio, salon, dentist/doctor office (fuel sales and expansion of gas station canopies not permitted)
2. Some additional commercial uses are allowed as a conditional use, subject to DRB approval and public hearing (these do not need to meet the size/building type limits that Neighborhood Commercial subject to): community center, day care, library, museum (under 10,000 sq.ft.) fire station, police station, schools, places of worship funeral home, crisis counseling center, open air market
3. Per Sec. 5.4.6 , Home Occupations are allowed within a minor portion of a dwelling unit, but clearly subordinate to residential use: <i>Admin Officer can approve if:</i> include low-impact home operations, generally limited to what can be done with typical office equipment involves less than 25% or 500 sq.ft. of the residence; no outside employees, signage, or customers; only samples produced on-site; deliveries by UPS, etc. are limited to one per day <i>All other home occupations are reviewed by the DRB as a conditional use:</i> involves less than 35% or 750 sq.ft. of the residence; a 2 sq.ft. non-illuminated sign permitted; no outside storage; shall not create adverse impacts on surrounding area including noise, odor, unsightliness limited to one outside employee in RL, 2 outside employees in RM/RH only goods produced on site are sold; only one commercial vehicle on-site at a time, one customer at a time

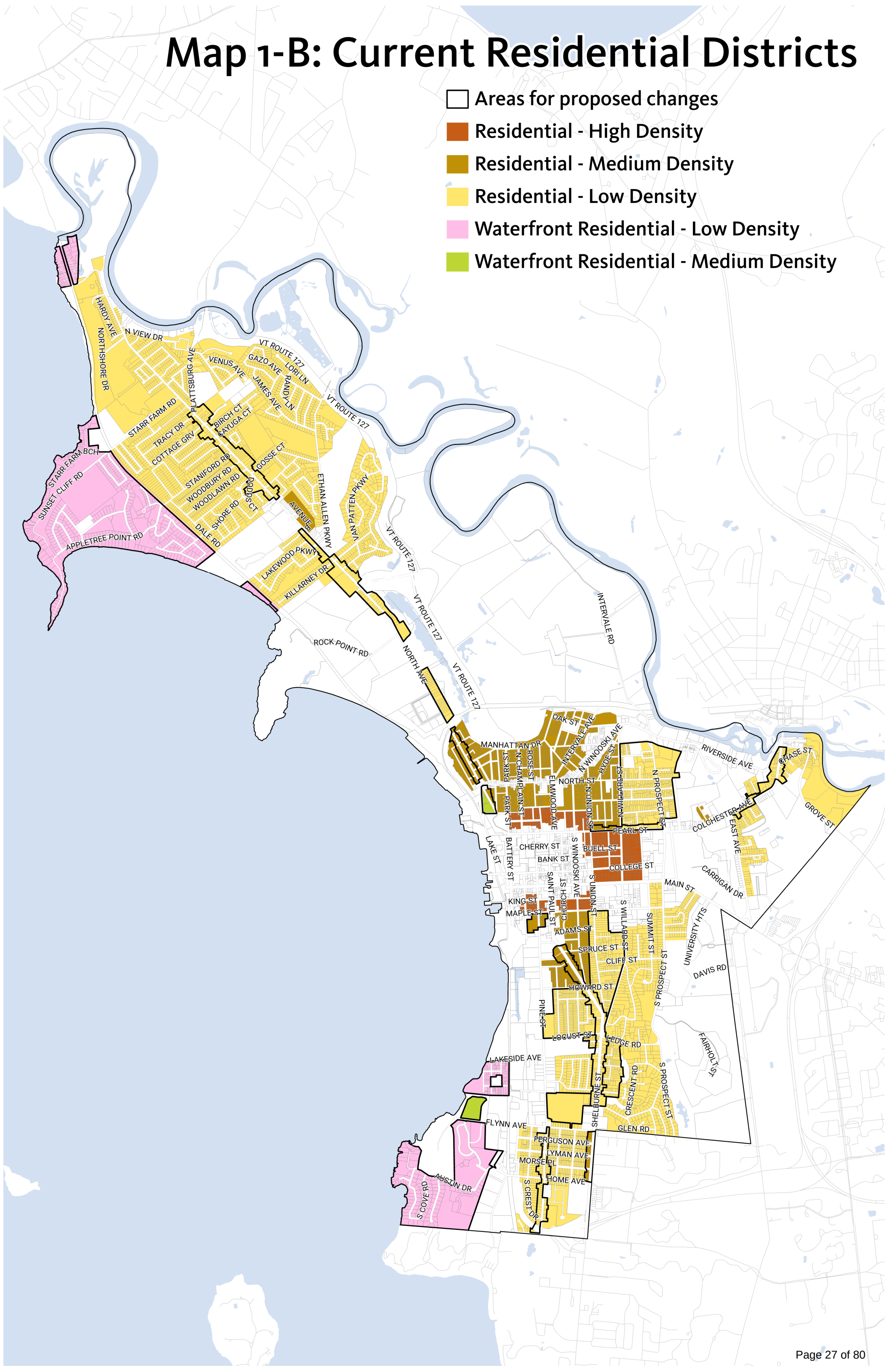
Neighborhood Mixed Use Districts
These four districts allow a mix of residential and commercial uses, and are intended to support convenient access to goods/services/job opportunities within walking/biking distance. Each district varies slightly, but generally the following are allowed as a permitted or conditional use: similar uses allowed as Neighborhood Commercial uses at left, plus grocery stores & misc/specialty retail types; general office; bike shop; animal grooming, veterinarian, appliance sales/service, art gallery/studio, arcade/bowling alley, bars, radio/recording studios, some also allow auto and/or boat sales/service, carwash, etc. food/beverage processing under 10,000 sq.ft. (i.e. brewery); light manufacturing under 10,000 sq.ft.; R&D, labs <i>**See map of NMU districts-- includes NMU, NAC, NAC-Riverside, NAC-Cambrian Rise</i>
Other Commercial Districts Downtown Form Districts generally allow all residential and commercial use types as permitted uses, except fuel sales are a conditional use, and auto sales and parking lots are required to be an accessory/secondary use. Enterprise Light Manufacturing allows a broad range of commercial, industrial, manufacturing, arts and innovation uses. This district does not allow residential uses, except in the SEID. Some arts/general retail/general office uses are limited south of Home Avenue to prioritize industrial/manufacturing uses. South End Innovation District allows a broad range of commercial,light manufacturing, arts and innovation uses along with residential uses in a portion of the ELM zone. This district is similar in nature to an NMU district in terms of allowable commercial uses.

Map 1-A: All Existing Zoning Districts



Map 1-B: Current Residential Districts

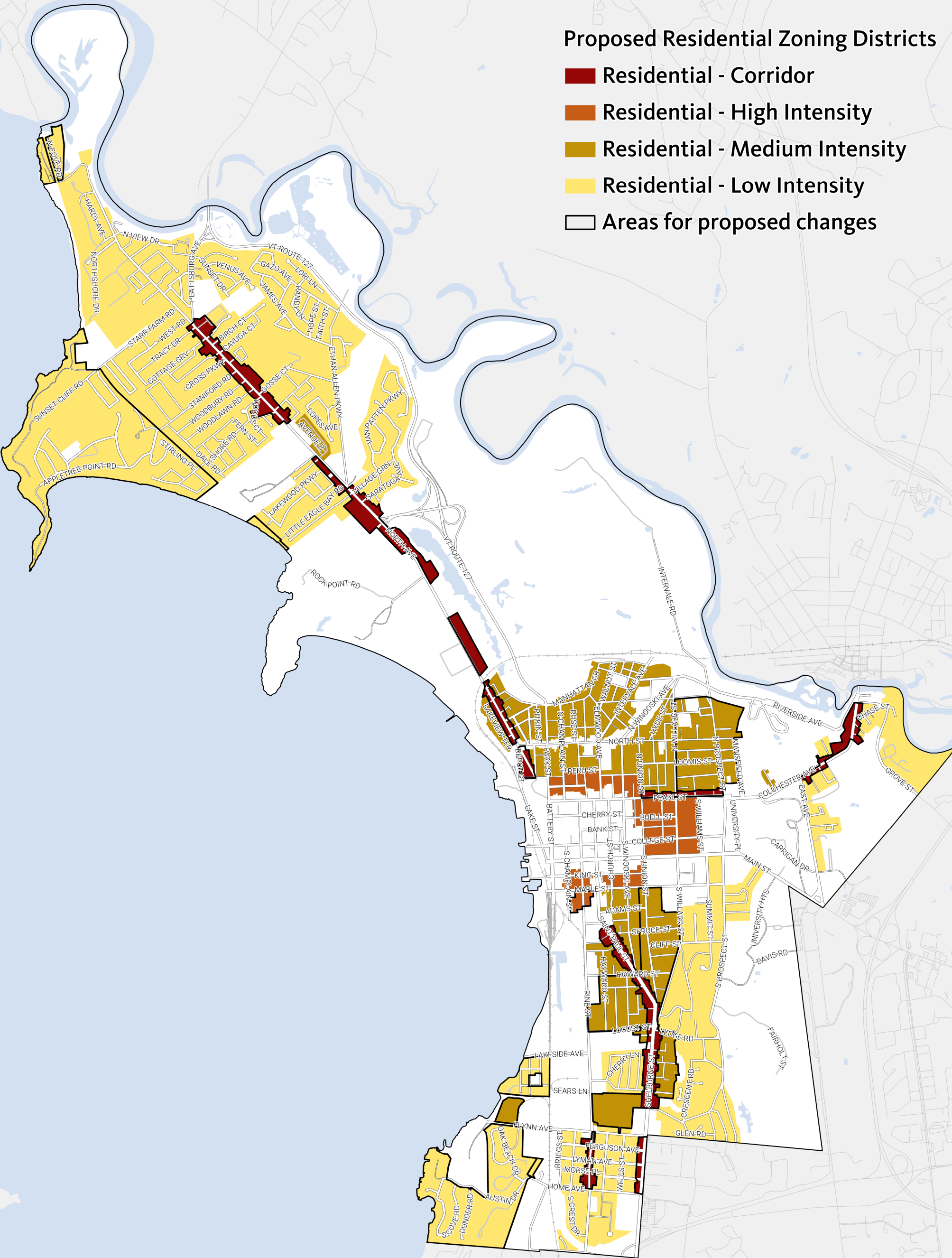
- Areas for proposed changes
- Residential - High Density
- Residential - Medium Density
- Residential - Low Density
- Waterfront Residential - Low Density
- Waterfront Residential - Medium Density



Map 1-C: Proposed Neighborhood Code Residential Districts

Proposed Residential Zoning Districts

- Residential - Corridor
- Residential - High Intensity
- Residential - Medium Intensity
- Residential - Low Intensity
- Areas for proposed changes



Map 2: Number of Stories in Existing Buildings on Lots

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.

Maximum Stories of buildings on parcel

1 Story

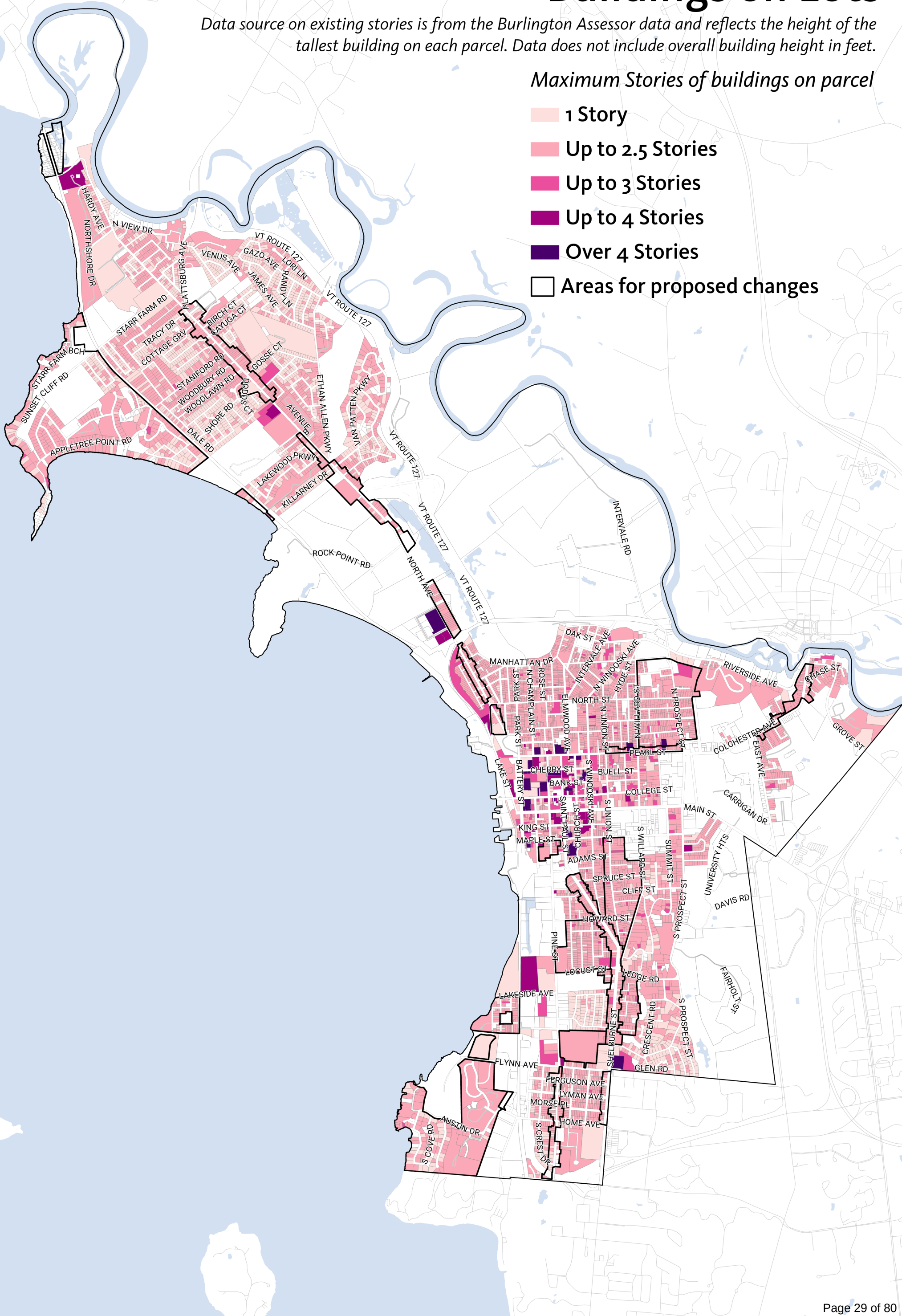
Up to 2.5 Stories

Up to 3 Stories

Up to 4 Stories

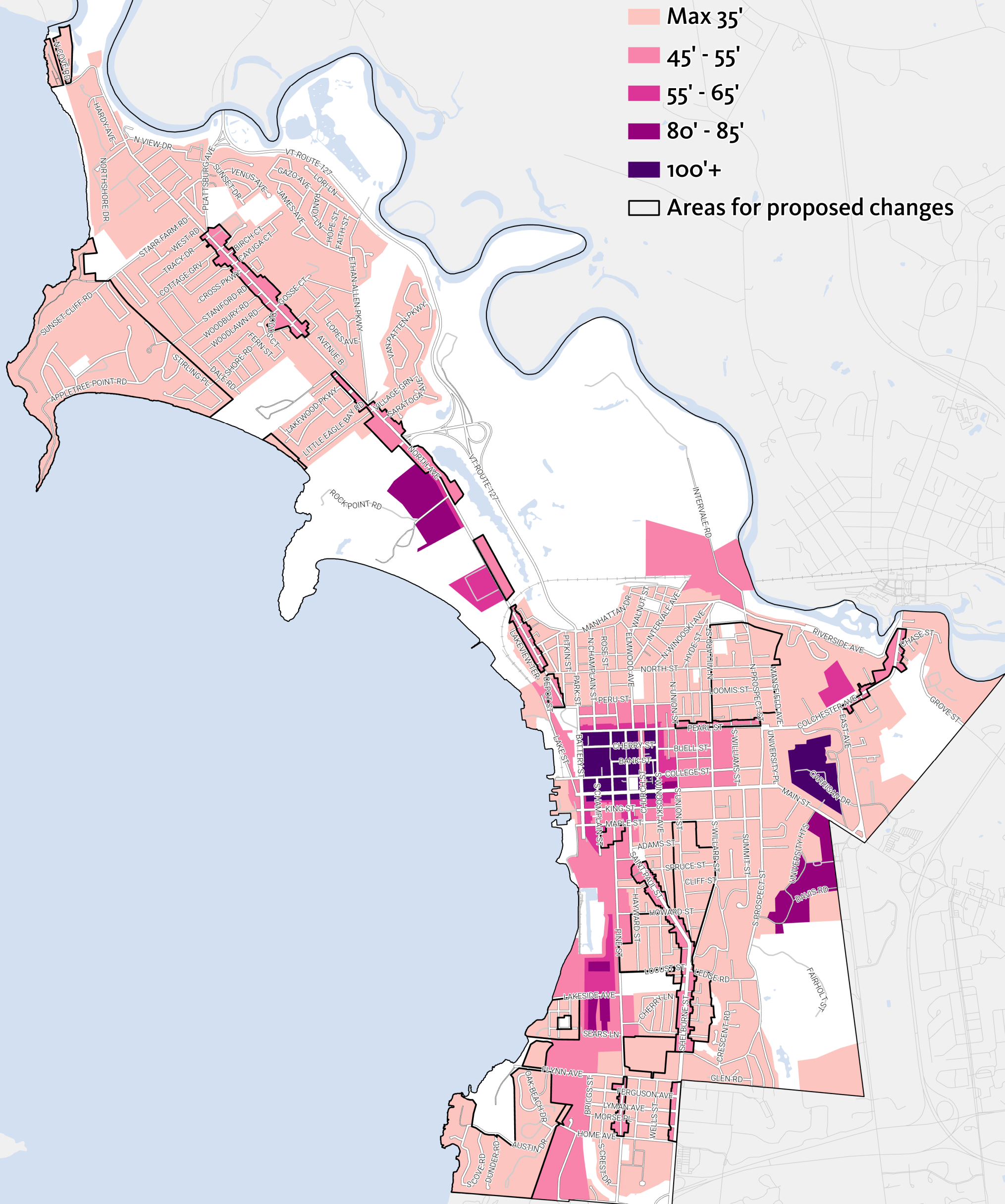
Over 4 Stories

Areas for proposed changes



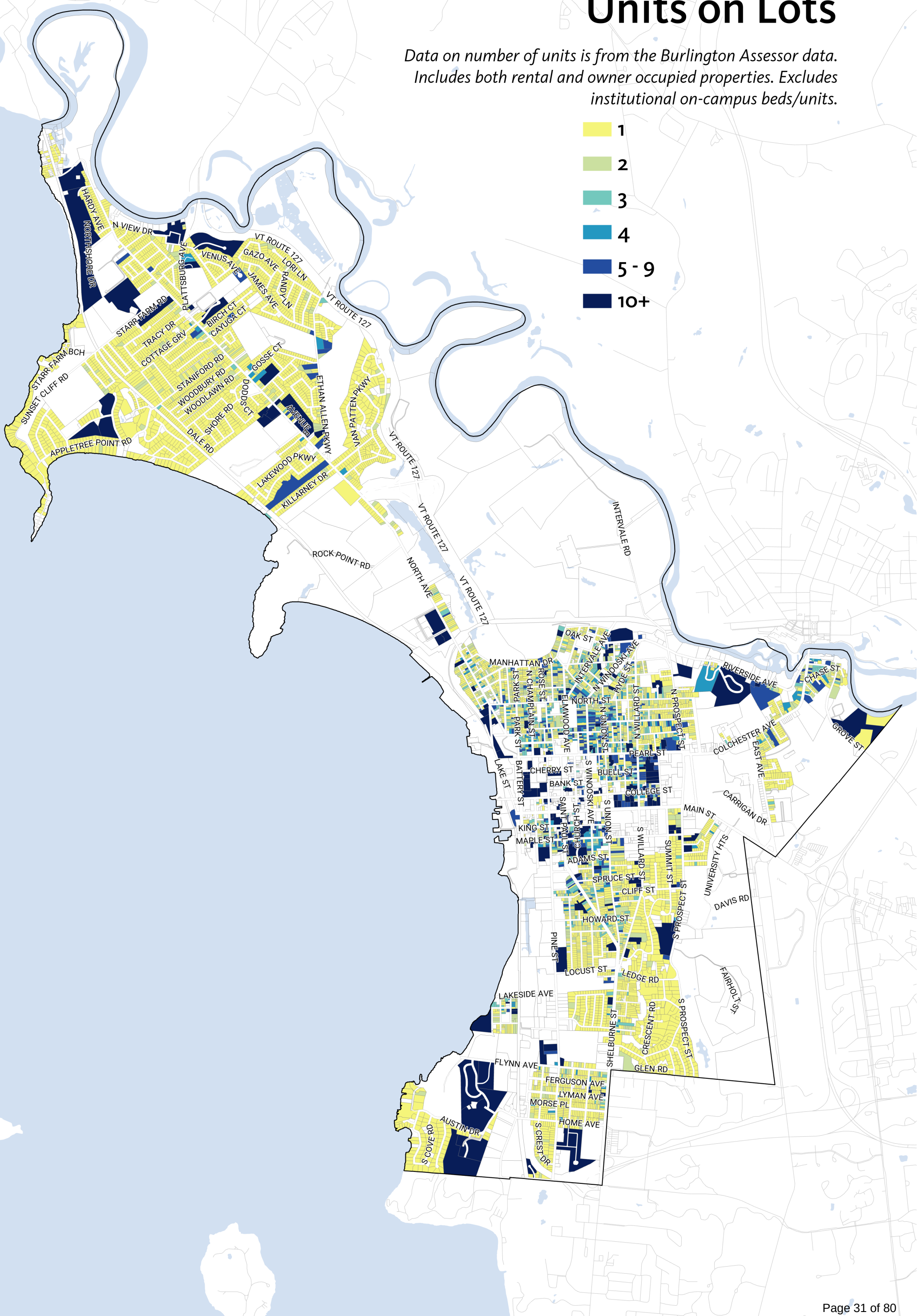
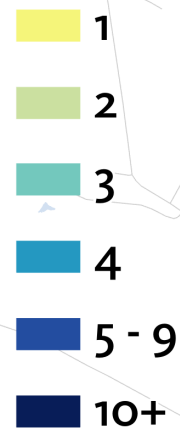
Map 3: Max allowable height in all zoning districts, including proposed changes to boundaries per Neighborhood Code

Before any applicable height bonuses in CDO.



Map 4: Existing Number of Residential Units on Lots

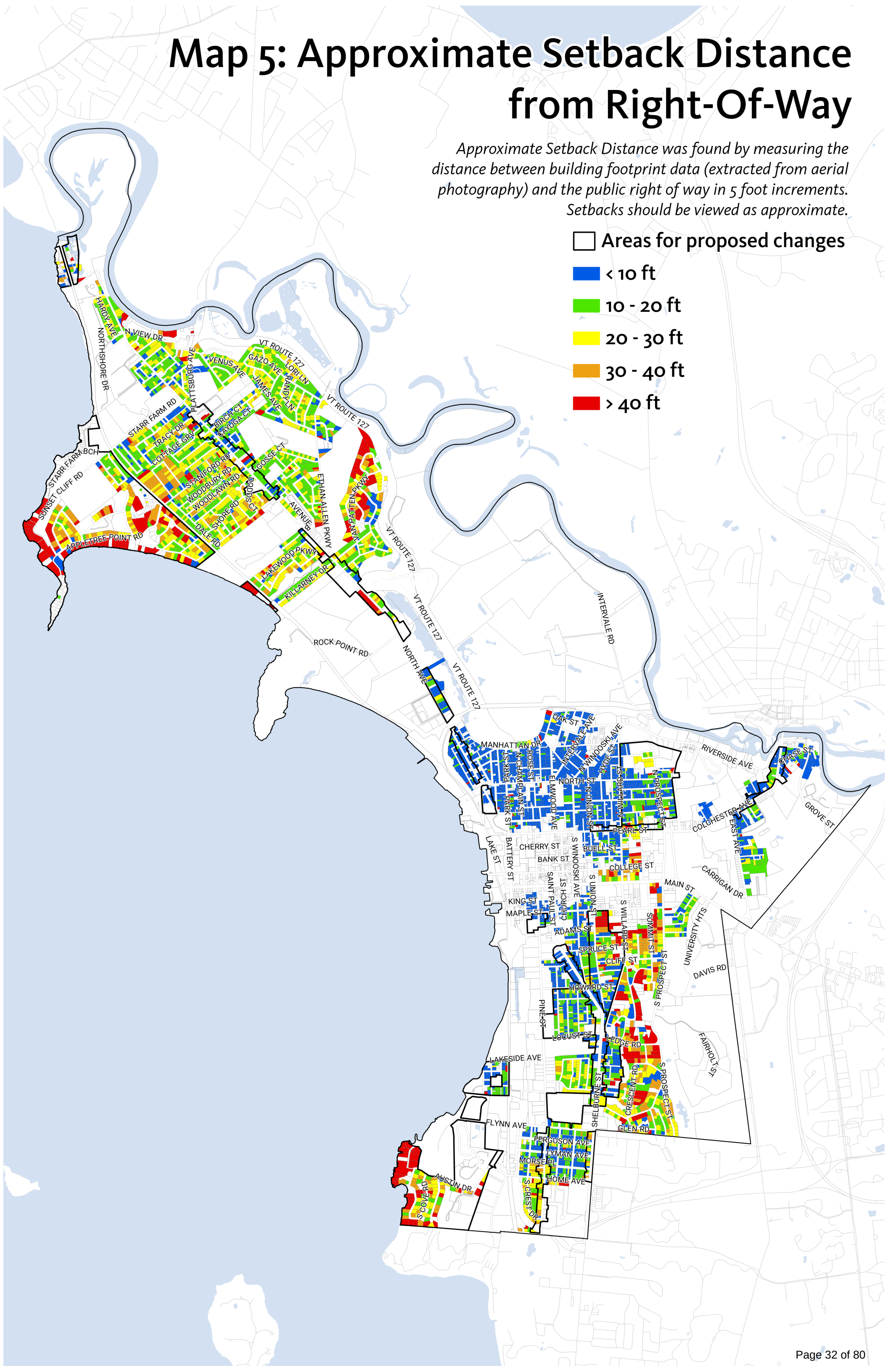
Data on number of units is from the Burlington Assessor data. Includes both rental and owner occupied properties. Excludes institutional on-campus beds/units.



Map 5: Approximate Setback Distance from Right-Of-Way

Approximate Setback Distance was found by measuring the distance between building footprint data (extracted from aerial photography) and the public right of way in 5 foot increments. Setbacks should be viewed as approximate.

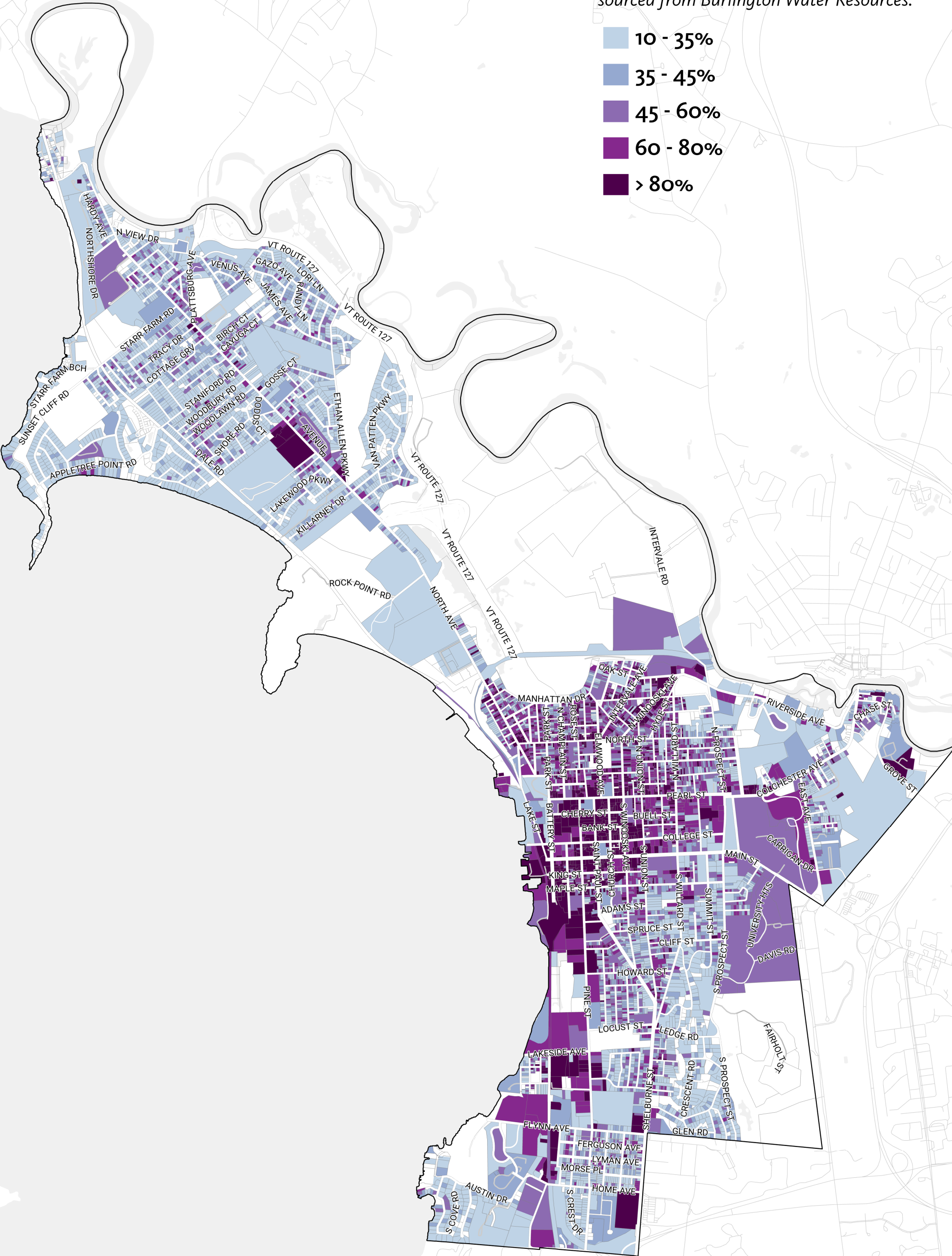
- Areas for proposed changes
- < 10 ft
- 10 - 20 ft
- 20 - 30 ft
- 30 - 40 ft
- > 40 ft



Map 6: Lot Cover Percentage

Data on impervious surface cover is sourced from Burlington Water Resources.

- 10 - 35%
- 35 - 45%
- 45 - 60%
- 60 - 80%
- > 80%





BTV Neighborhood Code

Joint Planning Commission & City Council
Ordinance Committee

Meeting #6- December 5, 2023

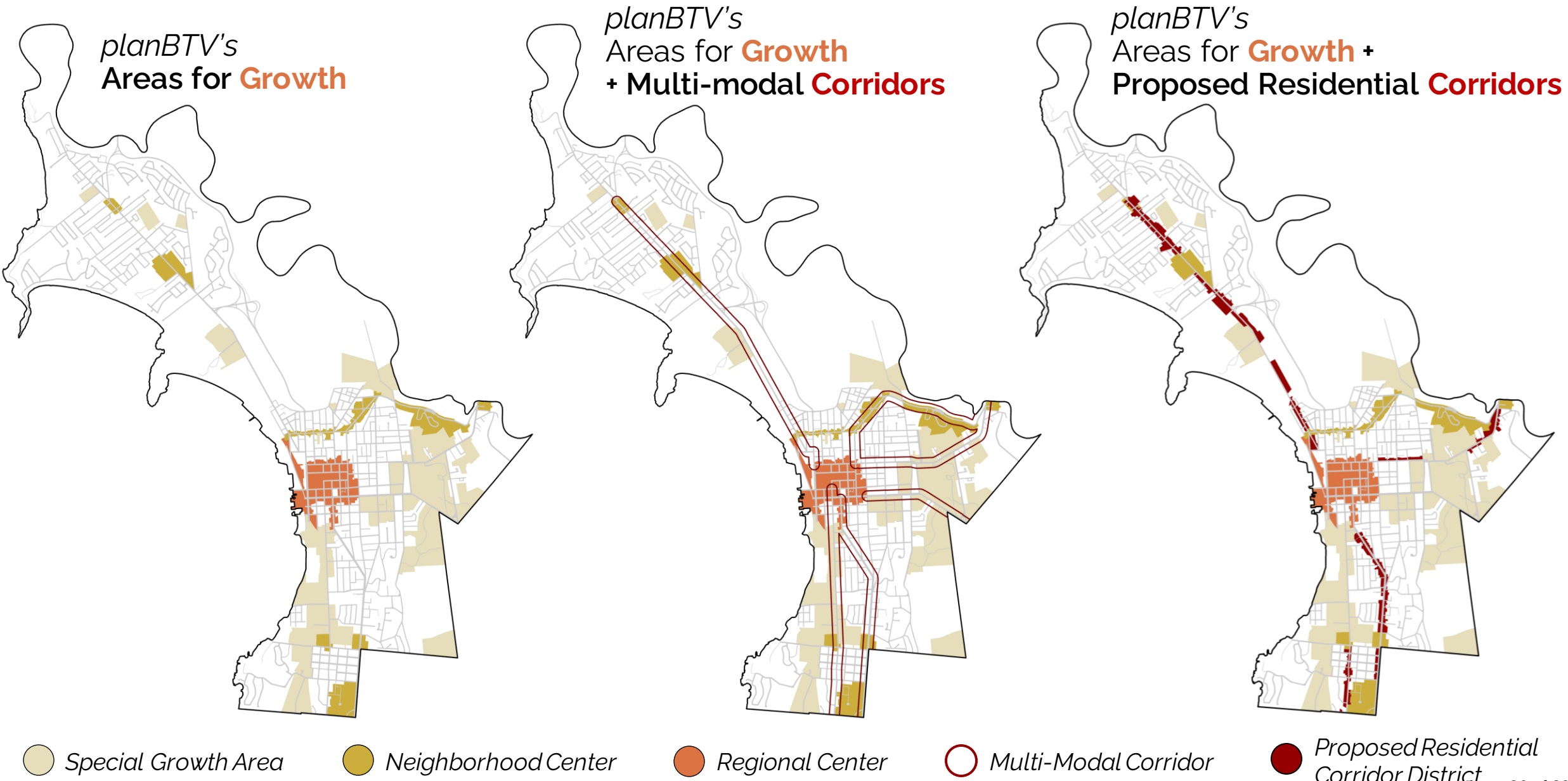
Dec 5 Agenda Overview

Committee Discussion on Staff Recommendations

- Continued Discussion on Proposed Residential Corridors
- Areas Proposed for RL to RM
- Minor Updates to RL Boundaries
- Commercial Uses Allowed in Residential Areas
- RL Larger Lot + RH High Density Bonus Overlays
- Rules for Cottage Court Developments

Public Forum/Input on Committee Work

Proposed **Residential Corridors**

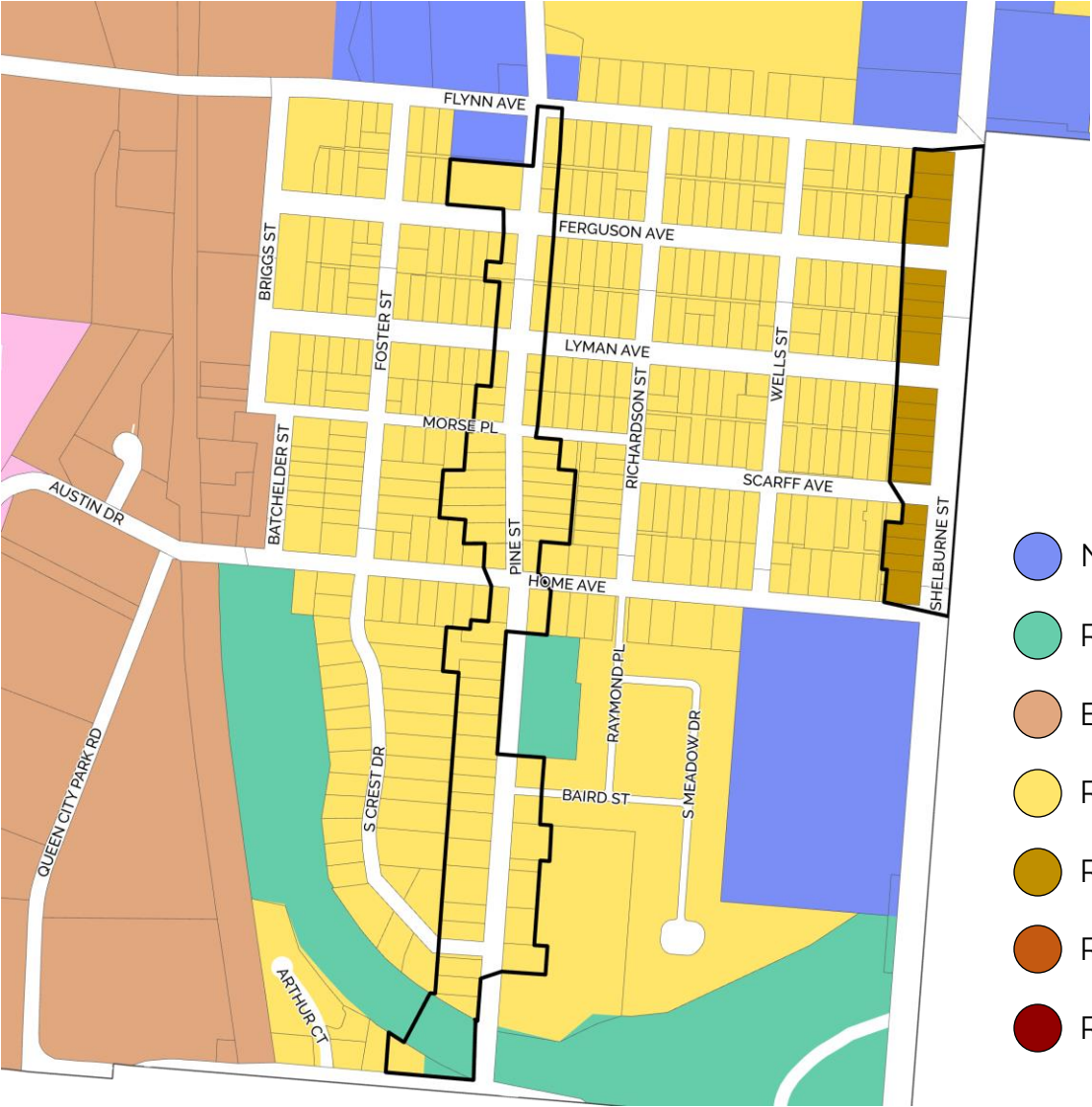


Recommendations for Residential Corridors were based on:

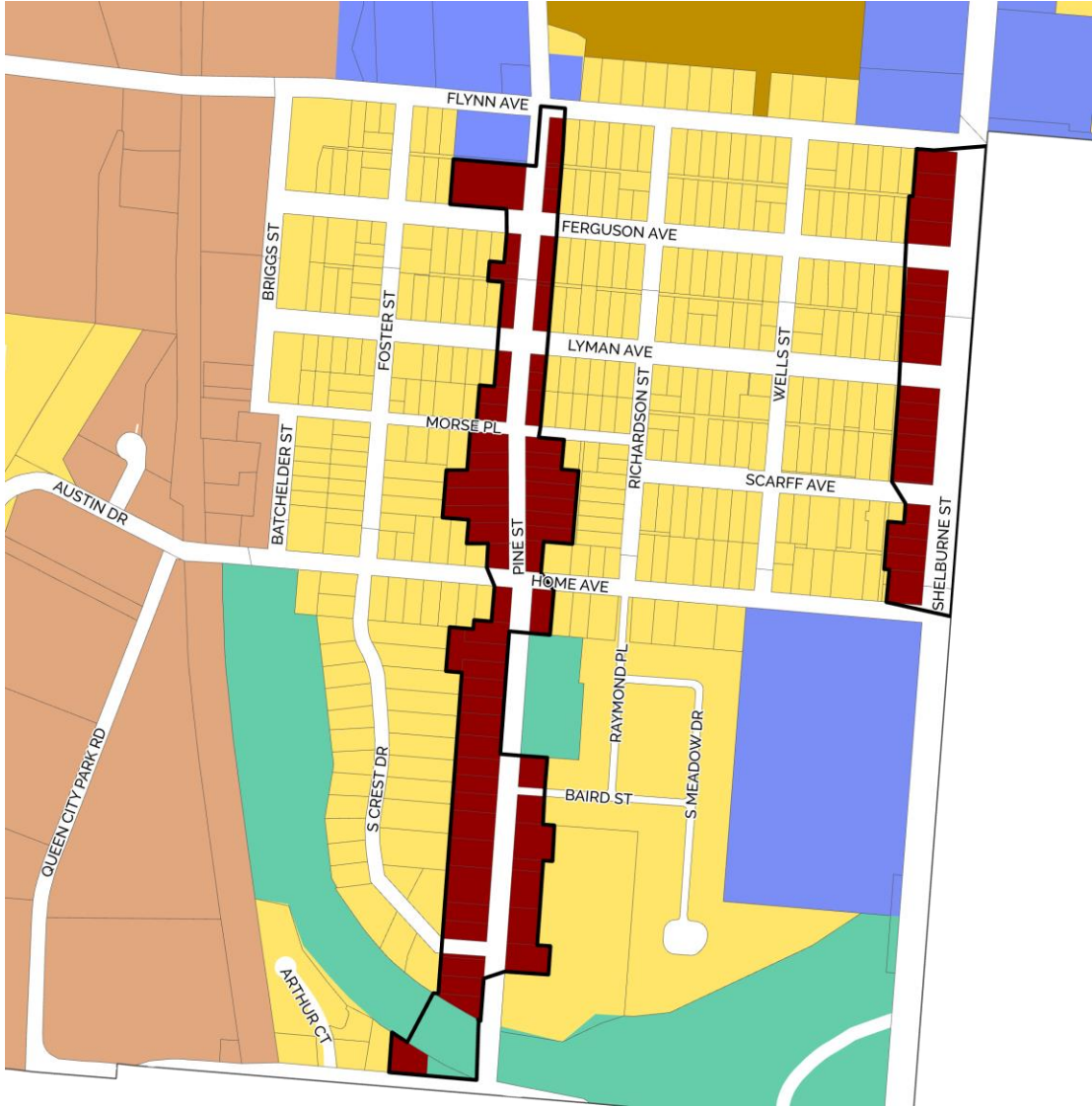
- Major streets identified in comprehensive plan, and within current or proposed RL or RM zone
- Major streets that provide a link between downtown core and extents of the city and/or major gateways into/out of the city
- Streets that help link other mixed-use areas to and between neighborhoods
- Streets that serve as main auto and transit lines, and are identified as major linkages and/or highest facility design in Walk/Bike Plan
- May be low-density, single-purpose uses today, but could benefit from changes that support and are supported by a high quality transit system
- Limited to lots that have frontage directly on the major streets identified

Proposed Changes to **Five Avenues/The Addition**

Current Zoning Districts

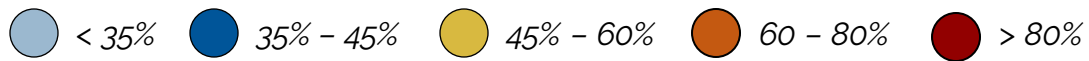


Original Proposal- Corridor



Proposed Changes to **Five Avenues/The Addition**

% Lot Cover

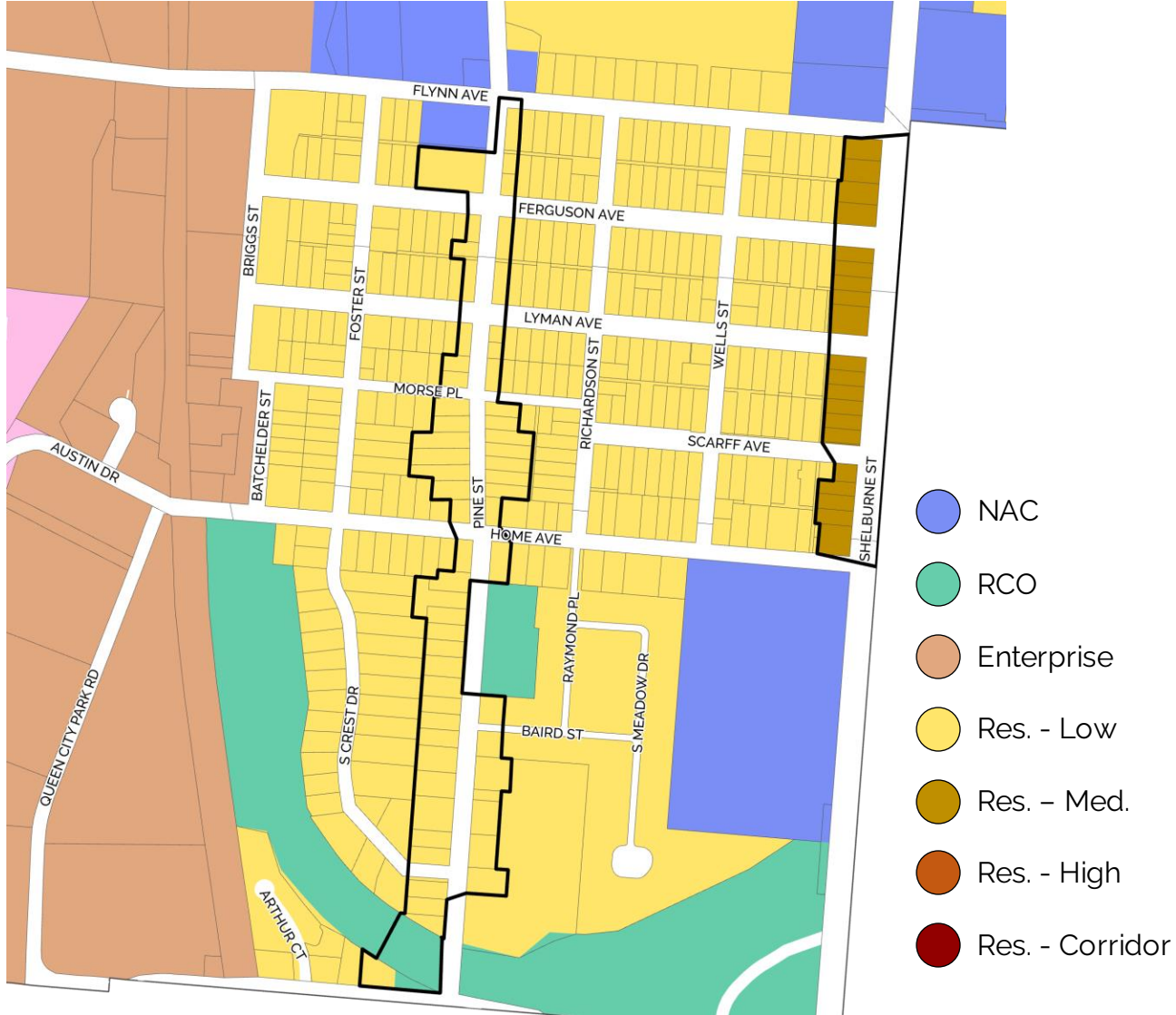


Parcel Conformity

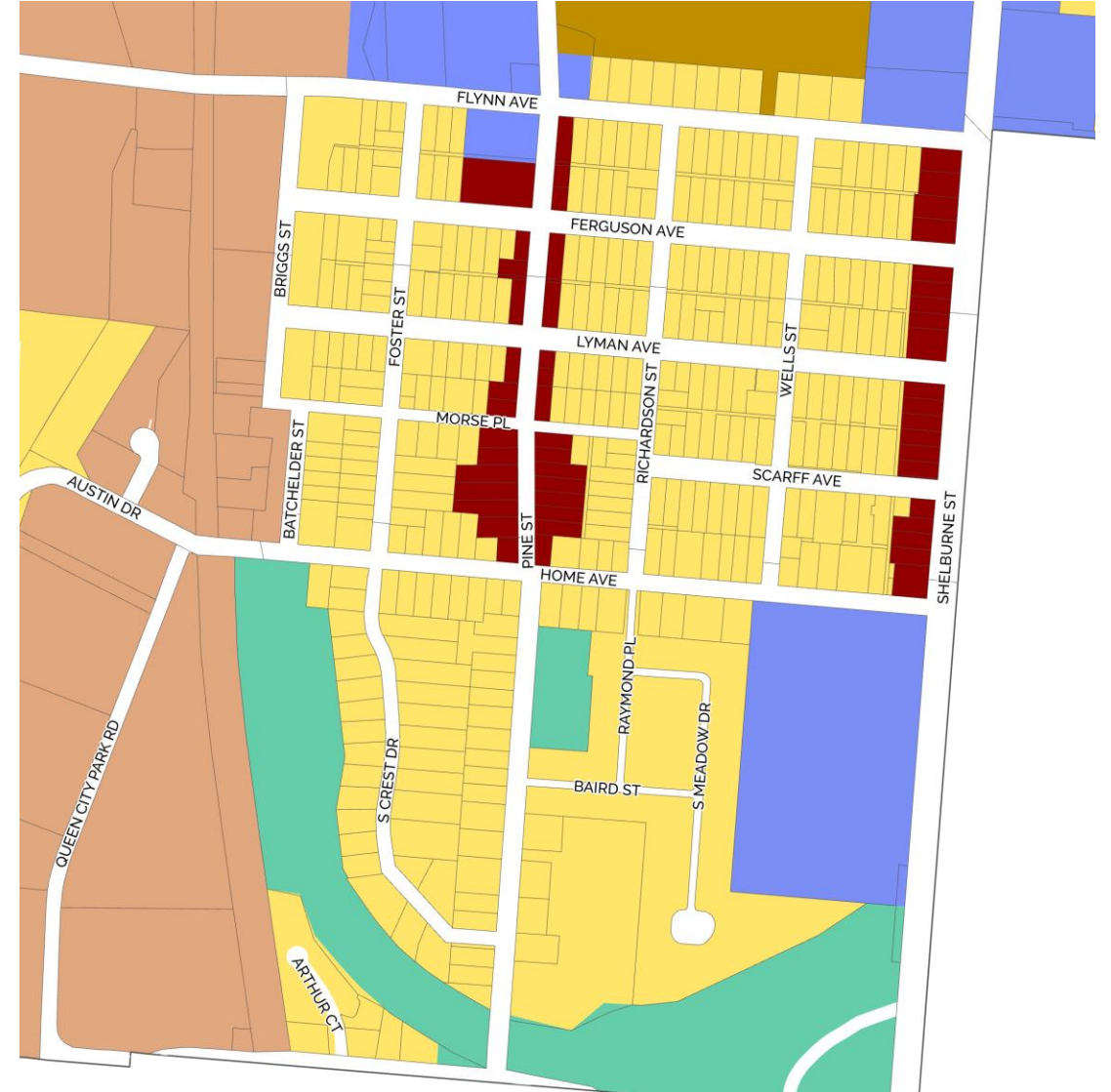


Proposed Changes to **Five Avenues/The Addition**

Current Zoning Districts

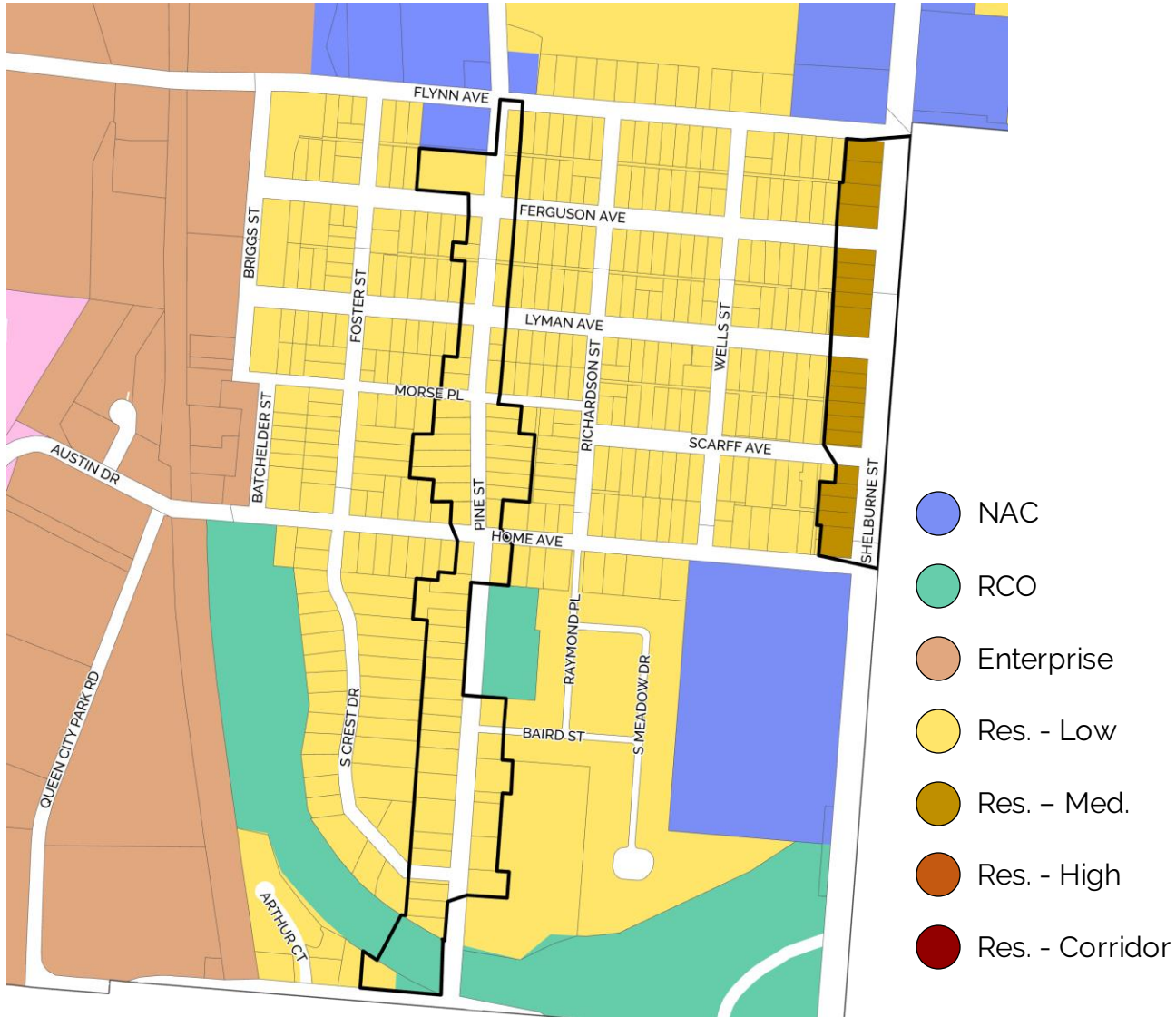


Option 1: Based on 11/28 Meeting

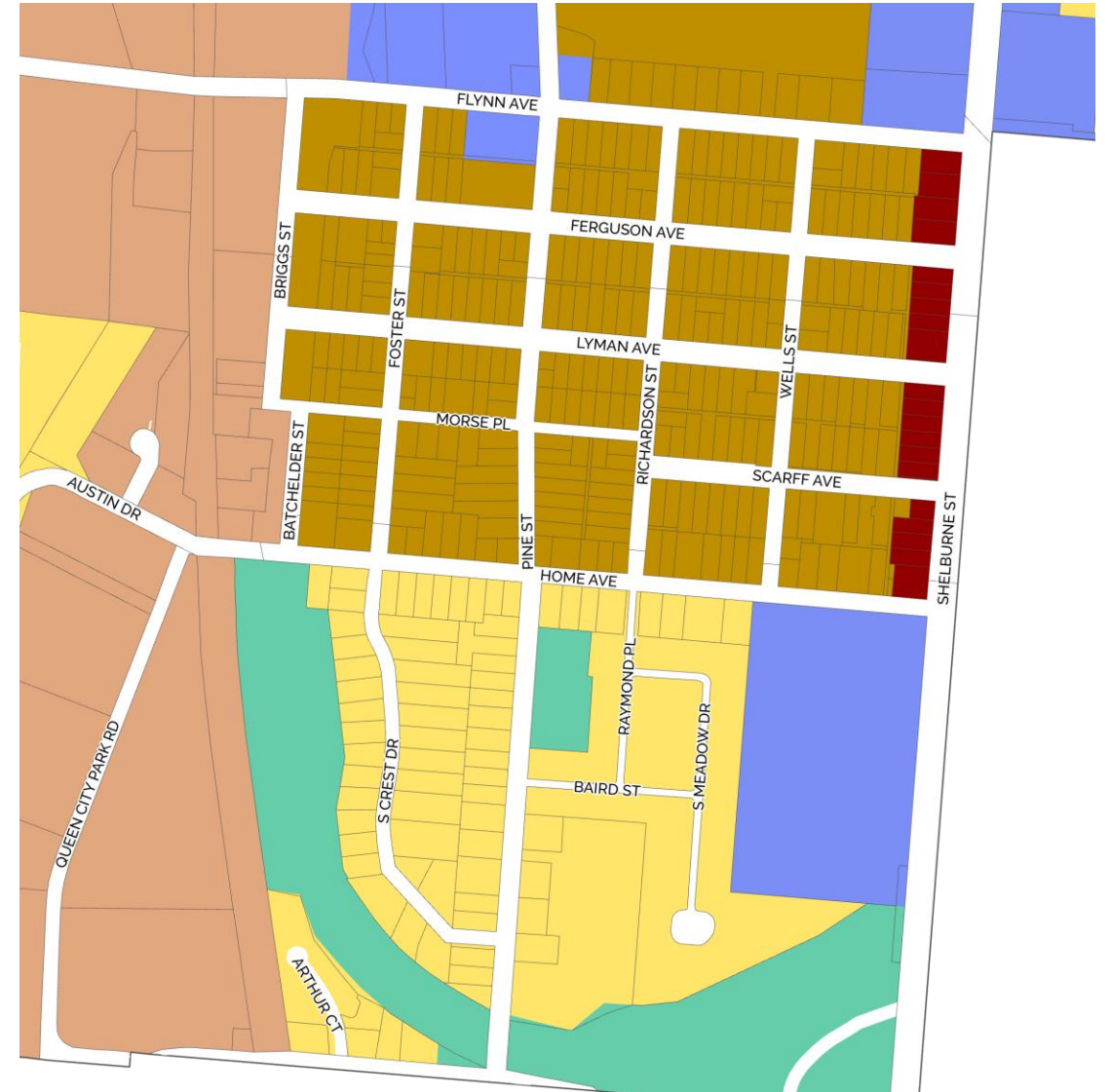


Proposed Changes to **Five Avenues/The Addition**

Current Zoning Districts

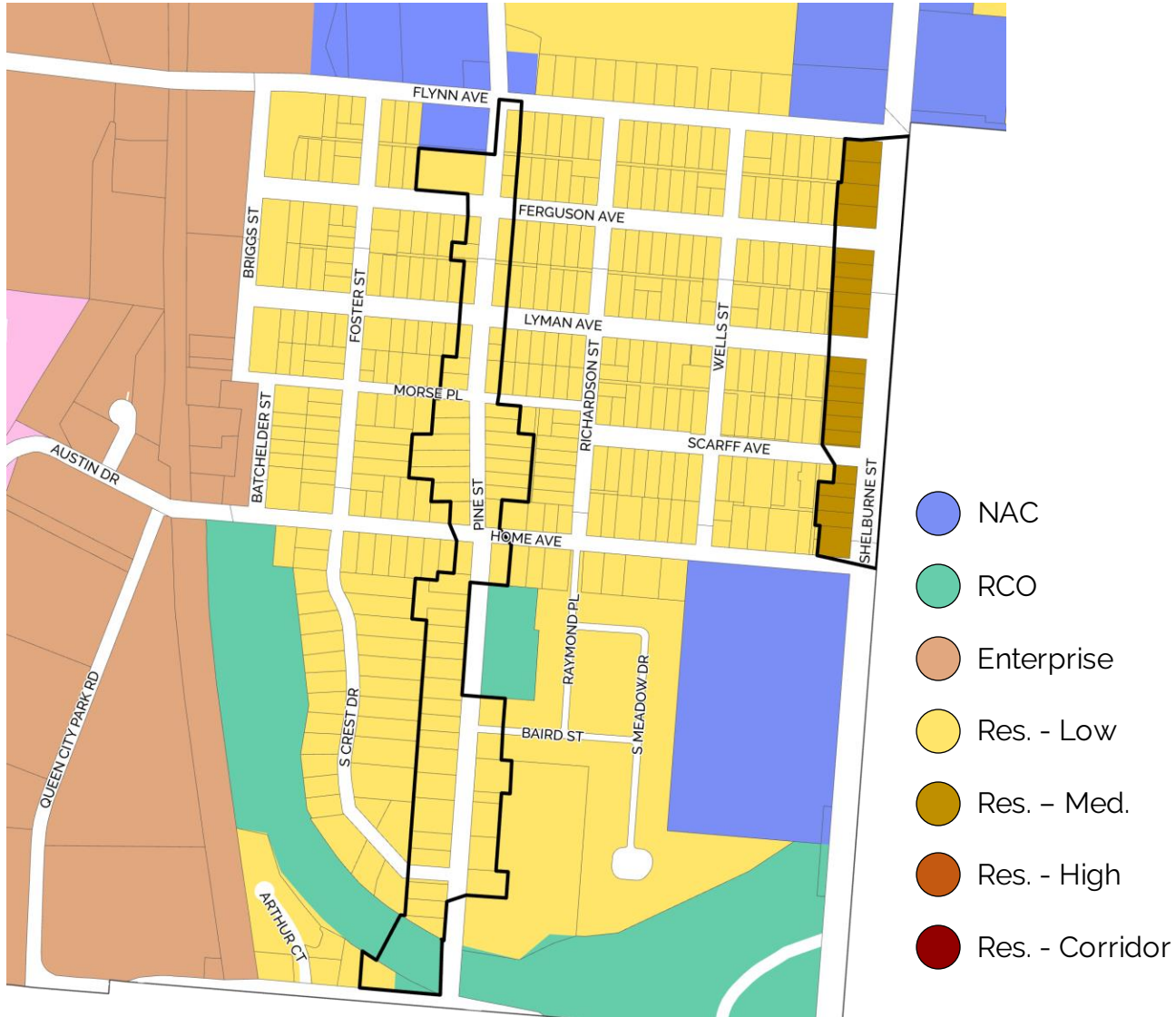


Option 2: RM north of Home, RL south

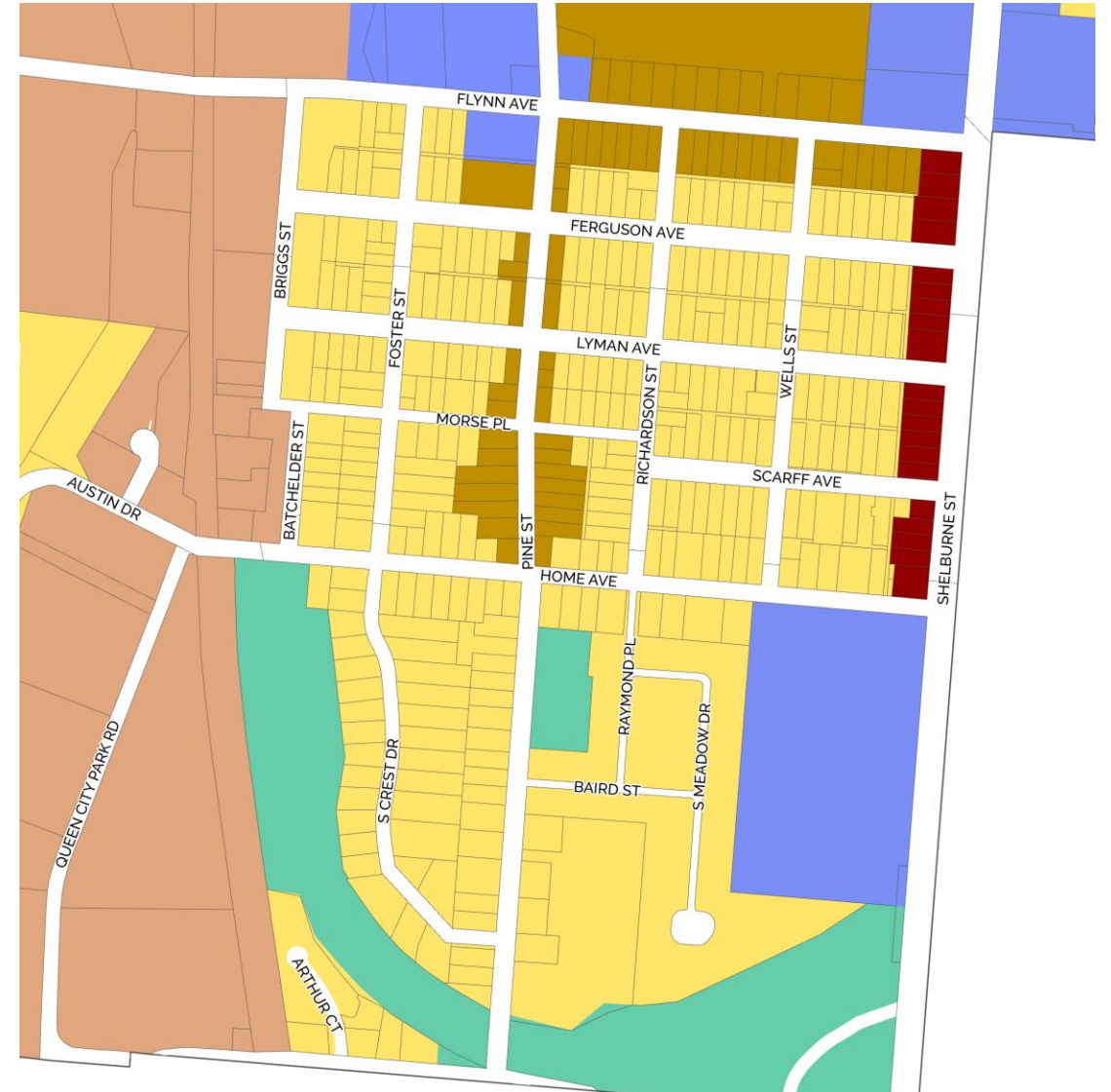


Proposed Changes to **Five Avenues/The Addition**

Current Zoning Districts

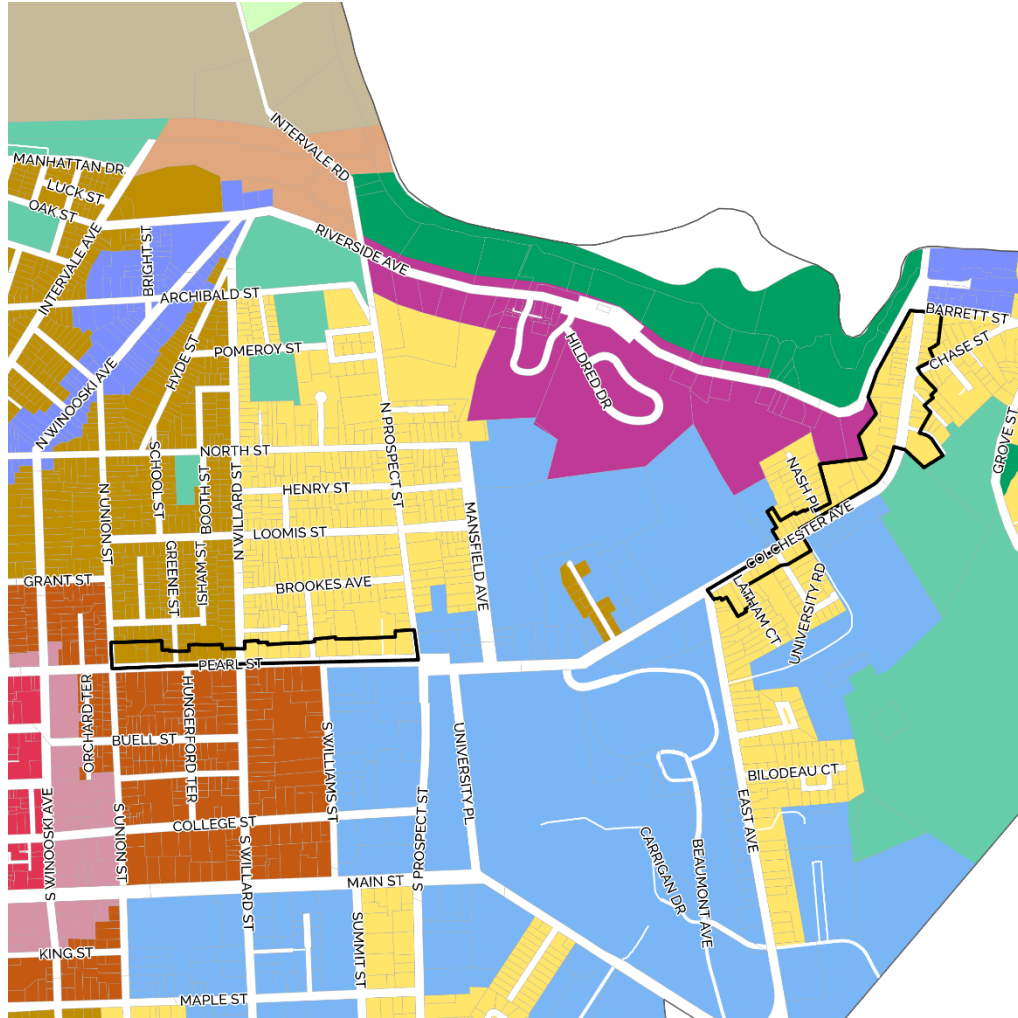


Option 3: RM on Flynn & Pine



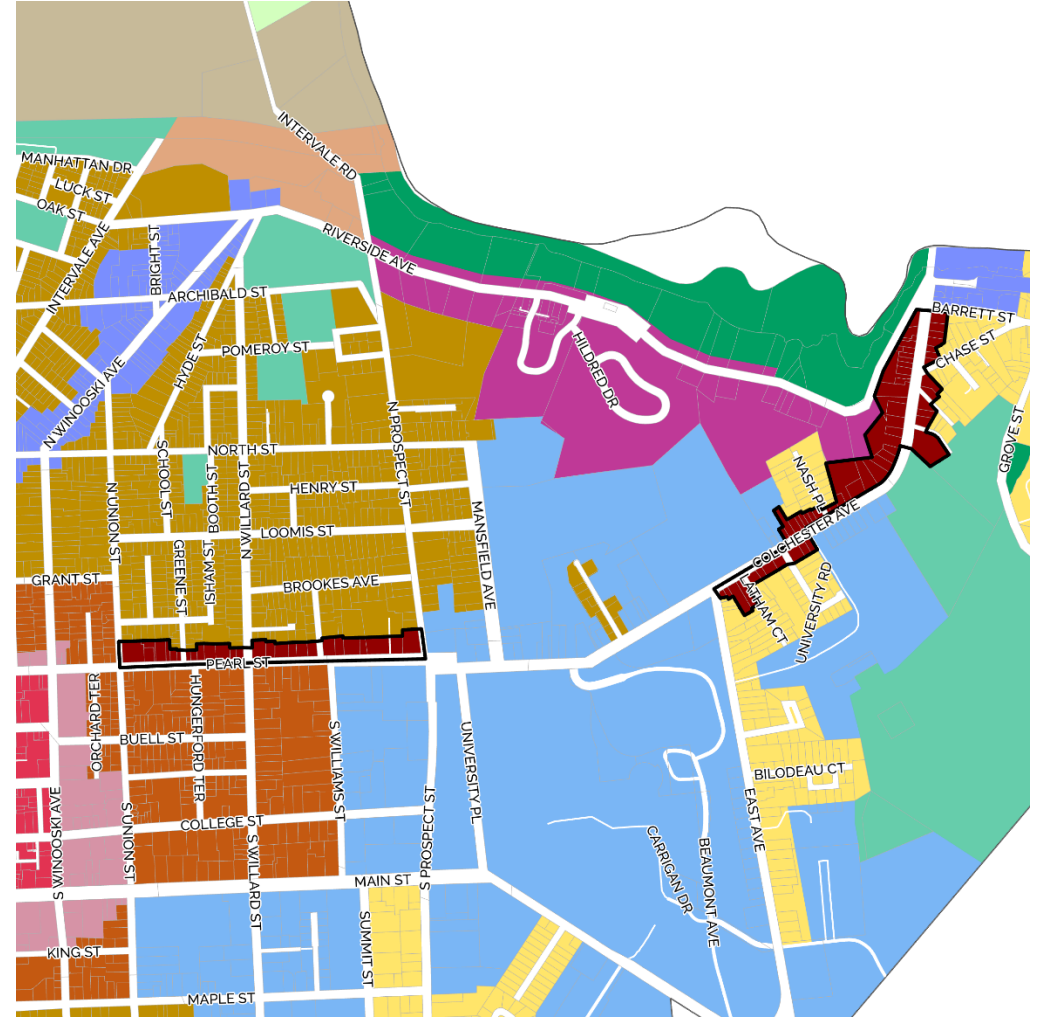
Proposed Corridor: **Pearl Street + Colchester Ave**

Current Zoning Districts

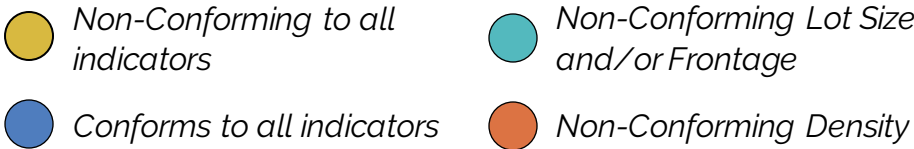
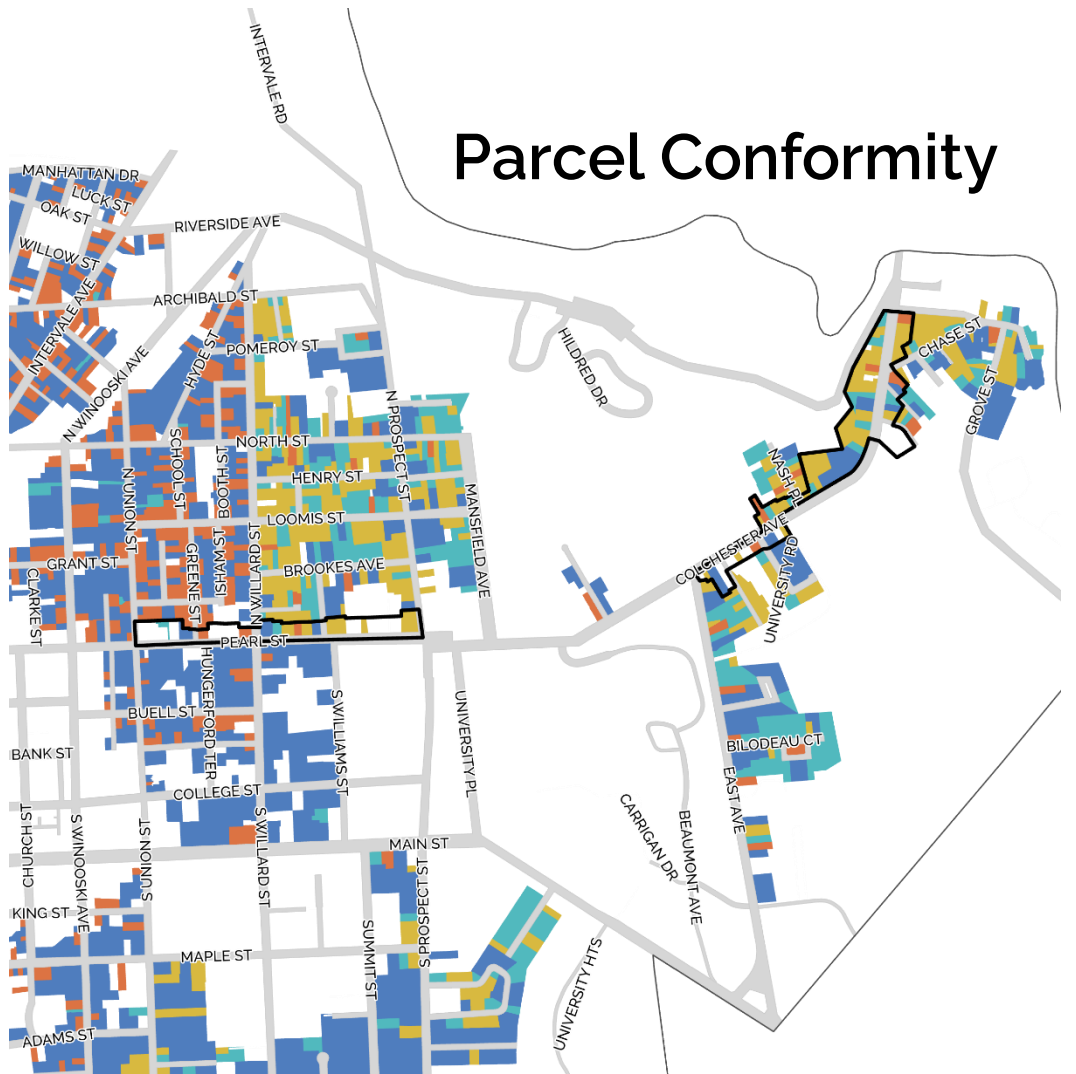
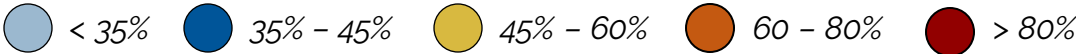
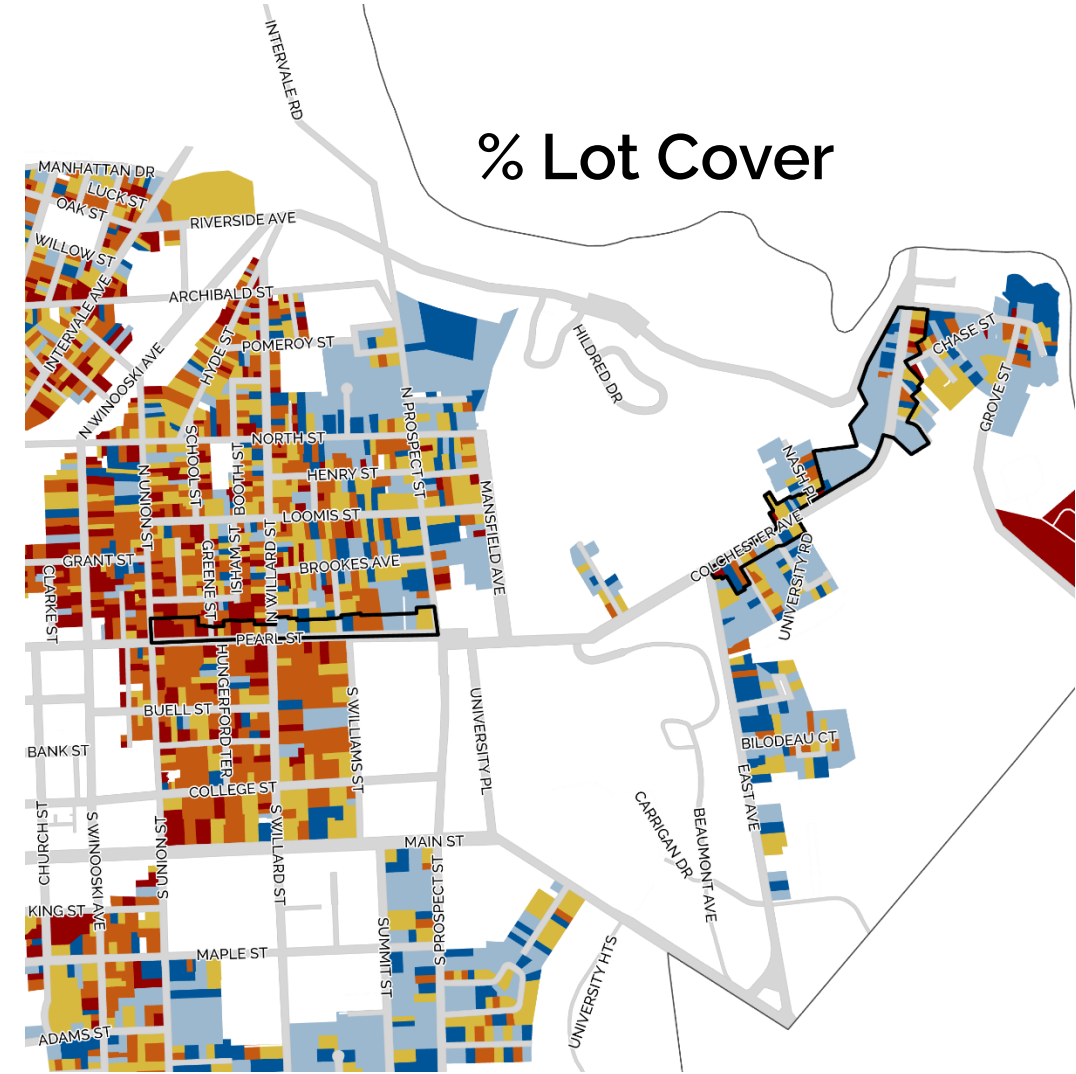


-  NAC/NMU
-  NAC/NMU
-  Institution
-  RCO - C
-  RCO - RG
-  Enterprise
-  Res. - Low
-  Res. - Med.
-  Res. - High
-  Res. - Corridor

Proposed Zoning Districts



Proposed Corridor: **Pearl Street + Colchester Ave**



Sub-Area 2: Long Term Plan

Major Community Destinations

-  Public School
-  University Area
-  Park
-  Area within 5-min. walk of Neighborhood Center

Planned Projects

-  Crossing Upgrade - Already Funded for Construction

Existing Bikeways/Paths

-  Shared Use Path
-  Existing Informal Path
-  Conventional Bike Lane
-  Shared Use Lane Markings

Proposed Walk Projects

-  Recommended New Sidewalk
-  12-mo Intersection or Crossing Upgrade
-  Intersection or Crossing Upgrade

Proposed Bikeways/Paths

-  Shared Use Path
-  Protected Bike Lane
-  Neighborhood Greenway (includes Traffic Calming)
-  Buffered/Conventional Bike Lane
-  Advisory Lane
-  Shared Use Lane Markings with Traffic Calming
-  Potential Path Easement

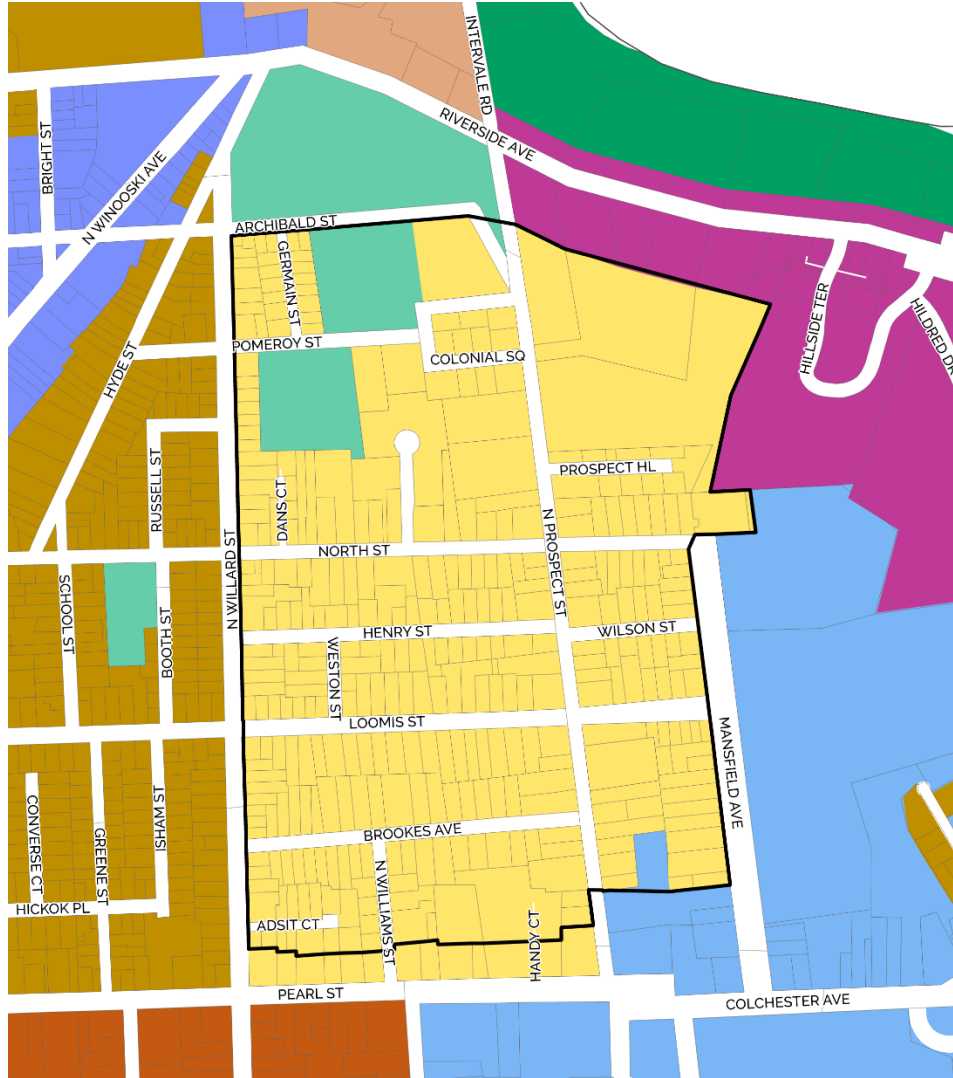
Proposed Corridor: **Pearl Street + Colchester Ave**

Recommendations for re-zoning Residential Low Districts to Residential Medium Districts were based on:

- Re-zoning some areas to more closely align with what is on the ground, particularly related to lot coverage, in order to overcome remaining barriers to facilitating more housing types
- Reverting some districts to previous zoning regulations that were in place in past versions of the Zoning Ordinance
- Changes to specific areas such as Champlain Elementary help implement the vision for the development found in *planbtv: South End*

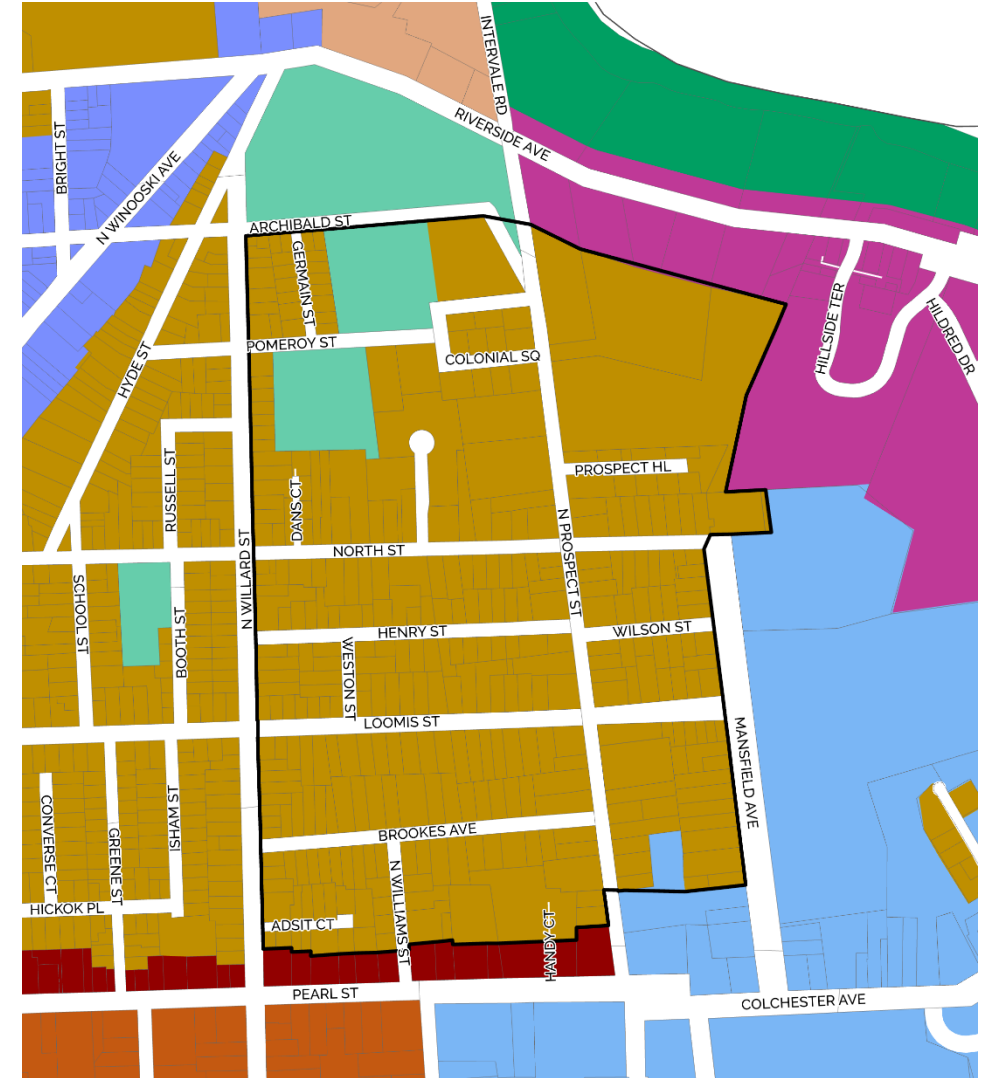
Proposed Change from RL to RM: **Old North End - East**

Current Zoning Districts



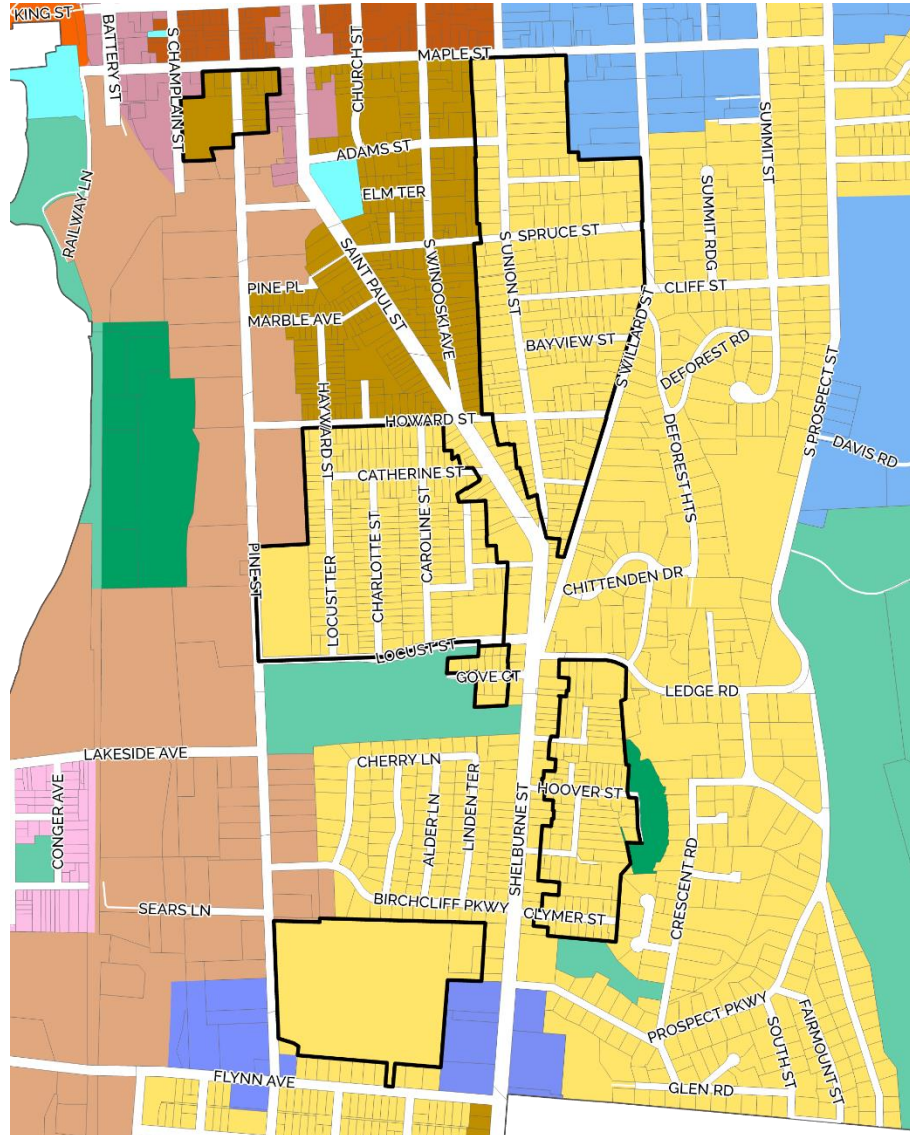
- NAC/NMU
- NAC/NMU
- Institution
- RCO - C
- RCO - RG
- Enterprise
- Res. - Low
- Res. - Med.
- Res. - High
- Res. - Corridor

Proposed Zoning Districts



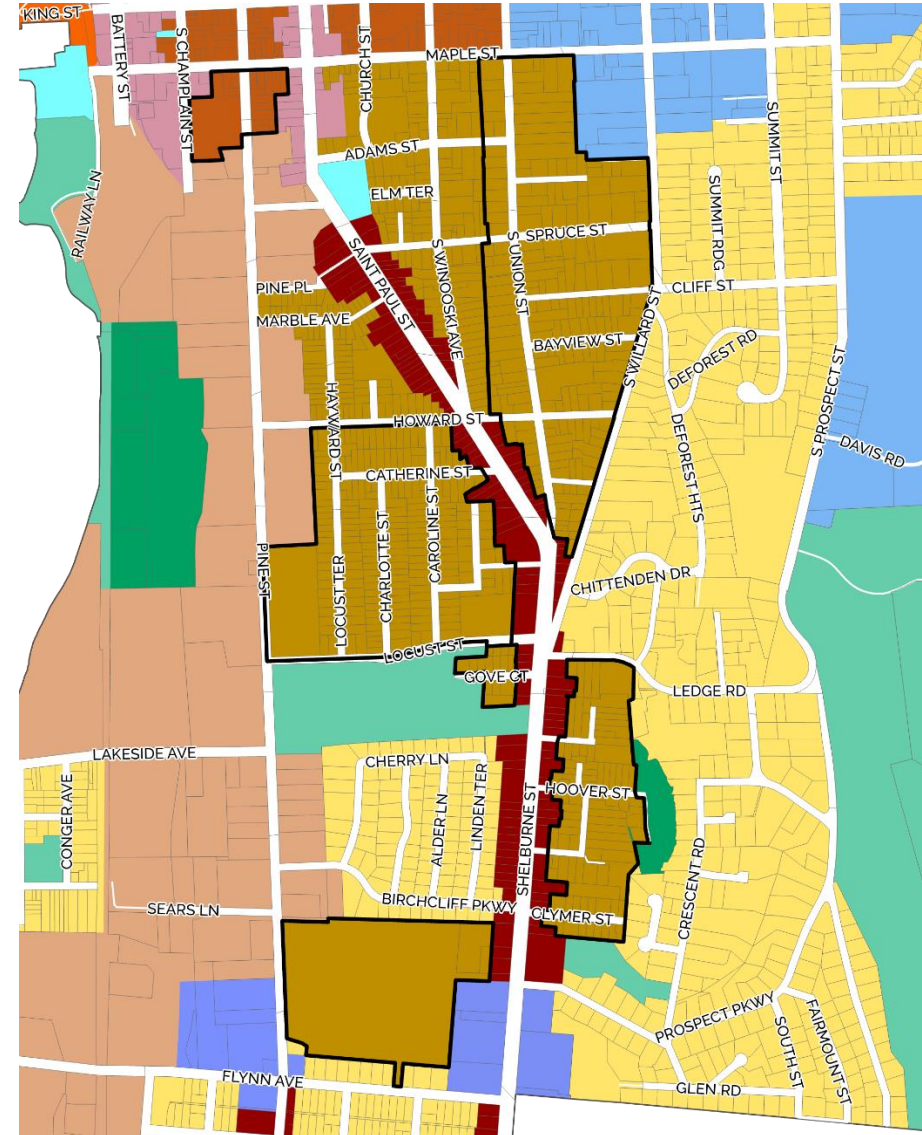
Proposed Change from RL to RM or RM to RH: **Maple St. to Shelburne Rd.**

Current Zoning Districts



- NAC/NMU
- Civic Space
- Downtown Cntr.
- Institution
- RCO - C
- RCO - RG
- Enterprise
- Res. - Low
- Res. - Med.
- Res. - High
- Res. - Corridor

Proposed Zoning Districts



Committee Discussion: **Commercial Uses in Residential Areas**

Commercial Uses may be allowed in Residential Areas today using:

- Neighborhood Commercial Use Standards
 - Applies to historic buildings and existing commercial ground floors
 - Allows only uses such as cafes, pharmacy, small retail, salon, laundromat, etc.
 - Limits to 2,000 sq.ft. in size (up to 4,000 sq.ft. only if DRB approves as a conditional use)
- Conditional Uses allowed
 - Resources like community centers, schools, places of worship after DRB review
- Home Occupations
 - Limits on % of home, employee/visitor/deliveries, signage/advertising
 - Low-impact operations/only goods made on site (but typically samples/digital/etc)

Staff Recommendation:

- Retain the above for RL, RM, RH zones
- Allow types of uses permitted as Neighborhood Commercial within the new Corridor Zone, but without the limits on historic/existing buildings

Committee Discussion: **RL Larger Lot Overlay District**

Existing Standards for lots in Sec. 4.5.5-1:

	Minimum Lot Frontage ¹ (In linear feet)	Minimum Lot Size (In square feet)	Maximum dwelling units per acre ² (without bonuses or any Inclusionary Zoning allowances)
Single detached dwelling	75 feet	9,900 sqft	4.4 units/acre
Duplex and above	100 feet	15,840 sqft	5.5 units/acre

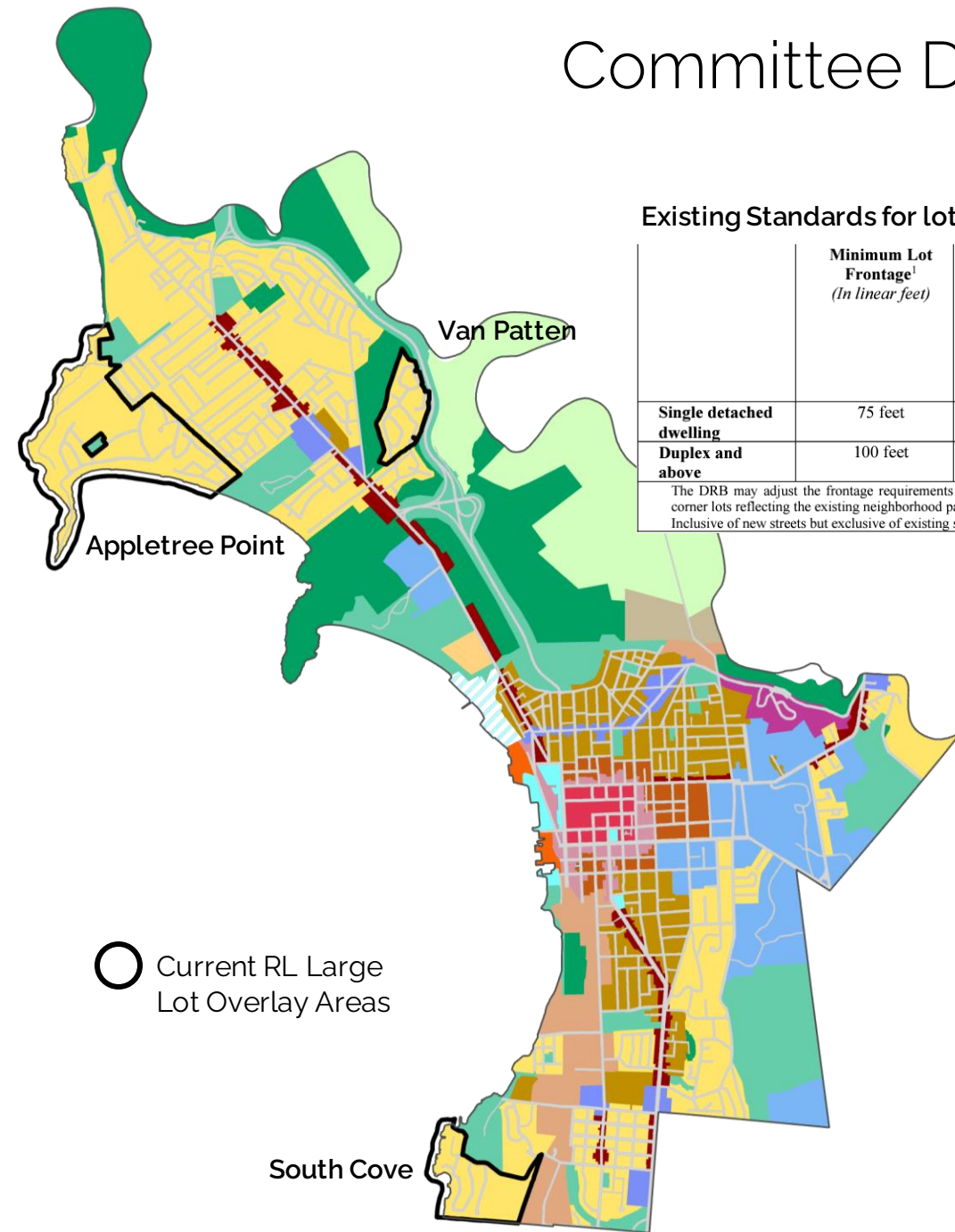
The DRB may adjust the frontage requirements for lots fronting on cul-de-sacs, multiple streets, or corner lots reflecting the existing neighborhood pattern on each respective street.
Inclusive of new streets but exclusive of existing streets.

Option 1: Meet Min. Act 47 Requirements

- Delete separate standards for single family & duplex
- Reduce min lot size to 8,700 sq.ft. (equivalent of 5 unit/acre density for one home)
- Reduce density to 5 units/acre

Option 1: Treat these areas like other RL neighborhoods

- Delete the RL-Larger Lot overlay, and utilize base RL standards



Committee Discussion: **RH High Density Bonus Overlay District**



Existing Sec. 4.5.3 RH Density Bonus Overlay

- Intended to incent conversion of non-residential uses, increase housing supply near downtown
- Eligible properties include only those half-acre in size, and used for non-residential use as of 2001 (likely only one property remains eligible today)
- Divided overlay in two areas with very detailed height rules, enabled converted properties to utilize 92 du/acre density limit
- Required Conditional Use review by DRB

Staff Recommendation:

- Delete the RH Density Bonus overlay and utilize base RH standards

Committee Discussion: **Rules for Cottage Court Developments**



Proposed to allow:

- One primary building with 1 or more units, up to 1,500 sq.ft. building footprint
- Multiple “cottages” of a single unit, up to 900 sq.ft. footprint, 1.5 stories
- Require shared common/open space equal to 0.6x the area of the cottages.
- May be on one lot or multiple lots (TBD relationship to PUD standards)



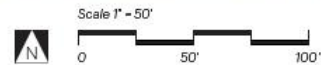
Option to Consider:

- Allow duplexes within a cottage court?

Committee Discussion: **Rules for Cottage Court Developments**



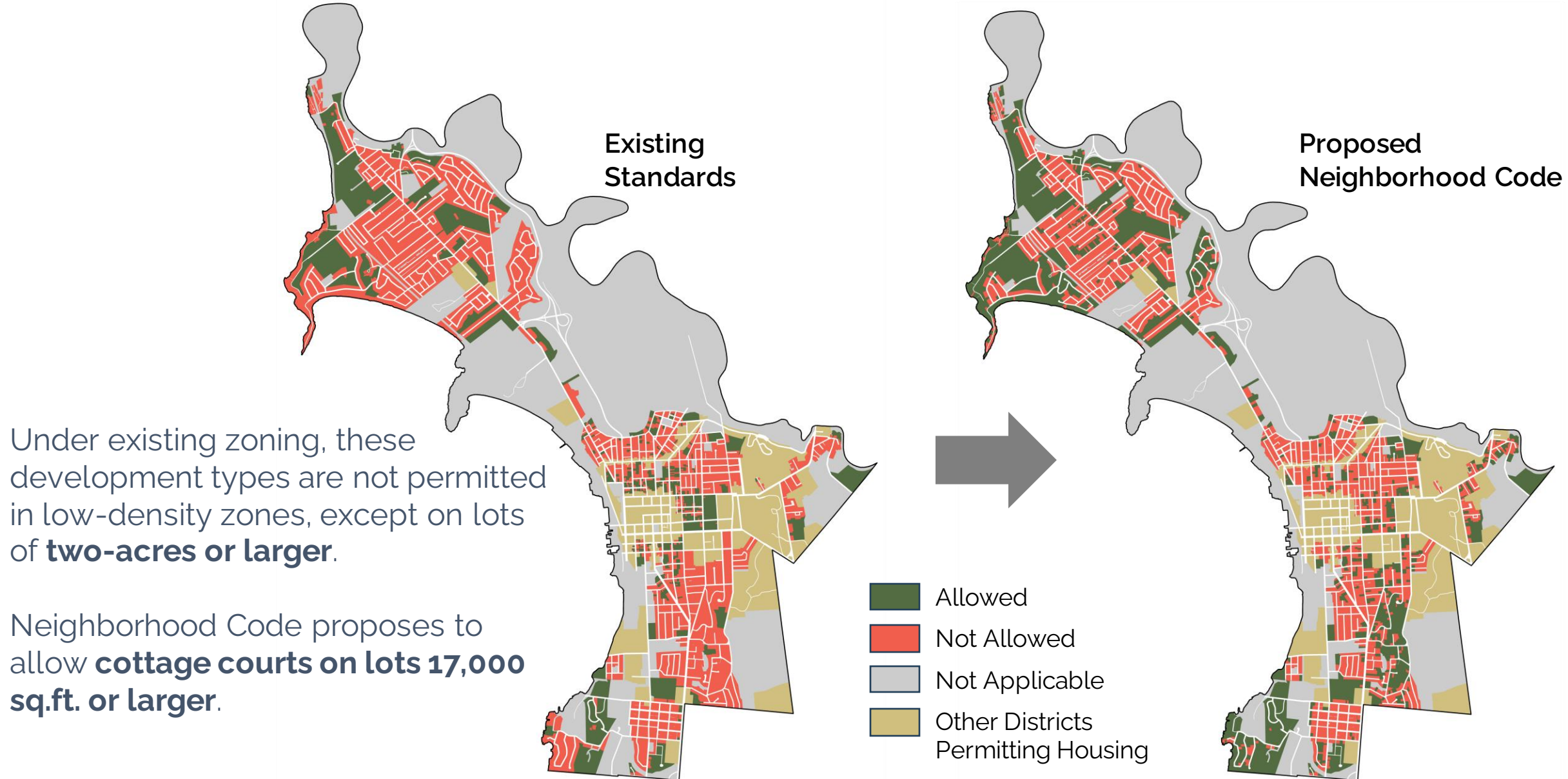
Proposed Site Plan



Committee Discussion: **Rules for Cottage Court Developments**



Committee Discussion: **Rules for Cottage Court Developments**



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.

Neighborhood Code Joint Committee Agenda

Tuesday, November 28, 2023, 6:30 P.M.

Hybrid Meeting via Zoom and in the Bushor Conference Room

Draft Minutes

Members Present	A. Montroll, E. Malone, A. Friend, J. Randall
City Council Present	S. Carpenter, J. Shannon
Staff Present	M. Tuttle, S. Morgan, C. Dillard
Public Attendance	Amelia Fannin, Joe Giallanella, Dina Frankel, Gordon Dragoon, Gabe Arnold, Sharon Bushor, Dylan Barnsworth, Evan Gould, Richard, Donal Dugan, Phil Merrick, Harry Dorer, Chris Euan, Donald Wisniewski, Dan Castragano, Jake Twarog, Colin Morrison, Emily Corwin, Jack Tiano, Laura Merriam, Robert Guthrie

I. Agenda

Call to Order	Time: 6:30pm
Agenda	No changes.

II. Neighborhood Code: Recap

	Staff provided a brief recap of the current proposed Neighborhood Code Recommendations
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III. Public Forum

Name(s)	Comment
Amelia Fannin	• supports much of this proposal, especially the across-the-board change to the RL zones allowing more lock coverage, Duplexes, triplexes, multifamily homes sound great. • Want to live in a community with homes for all different people • Protests the proposed residential court on Lower Pine St. ▪ low density area ▪ the water and sewer pipes struggle to keep up ▪ don't have complete sidewalks or proper bike lanes that people feel safe using for much of this road ▪ Most individual homeowners do not have the capital to build four story apartment buildings or even a smaller multi family unit on their lot ▪ It's part of the five as neighborhood and should be zoned residential or RL
Joe Giallanella	• In favor of the end goal of the commission's effort to broaden the tax base with more housing and more home ownership throughout our city • Opposed to the approach that the Commission has taken to deem Lower Pine as high-density corridor when it operates today on the other end of the spectrum as Low Density ▪ once the Connector opens, does not meet the criteria that your policy set for thoroughfares elsewhere in the city

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at (802) 540-2505.

	▪ it places a disproportionate burden on current and future residents of Lower Pine ▪ urge the committee to review your proposal again with an updated map of the South End and an equitable application of your housing density policy
Dina Frankel	• supports the idea that the south end of Pine St is a low-density residential neighborhood • supportive of the overall work
Gordon Dragoon	• I think the great work that you all been doing deserves to be appreciated • Disagrees with the notion that the committee hasn't been forthright and open about their goals as previously stated. Thinks the committee has been receptive to what community members have said.
Gabe Arnold	• The proposal for South of Pine Street is it's really vastly out of character, scale and context for the existing St. and neighborhood that's there.
Sharon Bushor	• Thanks Meagan for providing some visuals from around the city showing a neighborhood and showing taller structures next to smaller structures • should have the capacity to have 3D so that you zoom in on a street and you can plug in the sketches that you plugged in and really see how that fits in. I don't believe sketches really do it for anybody. • when you have IZ - the institutional zone, are they going to do the changes that are being proposed along that corridor would apply to that zone also? M. Tuttle: • The recommendations that we're talking about are only in the areas of the city that are currently zoned in one of our residential districts. We have not talked about applying any of these new districts or existing districts to the institutional zones or zones that are currently in our neighborhood activity center or other commercial districts.
Dylan Barnsworth	• Misrepresentation of the lower side of Pine St
Evan Gould	• Voicing support of pending continued bus usage on Pine St. of the corridor between Flynn and Home Ave. being zoned to corridor ▪ use this to make great strides in transit-oriented development ▪ allow more mixed income function form and in our neighborhoods • Thinks the work that the Planning Commission has done is really good.
Richard	• As far as Ward One is concerned there was a very, very strong feeling that changes need to be inextricably linked with the Memorandum of understanding with UVM. • please speak to the communities that are going to be effective in a micro way. • Explore all brownfields opportunities. • Have a look at tax exempt properties in the city. There are tax exempt parking lots not being used in every ward, so please look at that.
Donal Dugan	• Agrees with Gordon • Commends all the hard work the committee is doing. • Be cognizant of the effect that the historic preservation rules will have on implementing and densifying a lot of the areas of the city, especially in the Old North End or there's a tremendous number of listed structures and working around them or with them is often extremely

	difficult. There are a lot of structures that are way past their useful life and continue persist because the historic preservation rules make it almost impossible to take them down.
Phil Merrick	• Buildings sitting in the middle of a lot are inefficient • Get rid of setbacks. Be able to build out to the sidewalk • Walkable roads, biking lanes
Harry Dorer	• In support of increased density for housing, particularly along public transit corridors • transit oriented development is going to be really important to help fight the climate crisis as well as the housing affordability crisis • would like to see some increased transit service along these quarters as well
Chris Euan	• Zoning is a tool to design the future we want. It's not so much about what we have right now and we really should be thinking of equity and sustainability at the forefront when we're, when we're zoning for the future. • Residential corridor zoning deserves to be at higher density because there's potential or currently good transit service, good and frequent transit service there. • if we want to really maximize the use of the transit service, we really shouldn't be just talking about the first lot that's you know on these corridors functionally transit service can reach in the second and third lots you know behind there just as well.
Donald Wisniewski	• I want to encourage you to think as densely as you can. • I agree with the comments about reducing front yard set back • On the page to propose changes RL and RM lot size, the 3500 square foot minimum was crossed out. Does that mean that the Commission is proposing leaving it at 6000 square feet or does that mean there's really no minimum? • wanted to commend you in the RM district to increasing the unit count to 6 units per building. • Appreciates the 4 story and not the 3 1/2 story and in the RM district. • Encourages to consider 3 stories in the RL district instead of 2.5. M. Tuttle: • The committee recommended getting rid of the minimum lot size
Dan Castragano	• Agrees with Phil to up zone more • Encourages building more densely everywhere throughout the city.
Jake Twarog	• Not really possible to build housing without changing the character of a neighborhood. No matter where you build new housing and considering that this neighborhood and all of the neighborhoods served by the higher density zoning along transit corridors will be have higher frequencies, there is no unbiased argument to keep such areas at low density. • Agrees with Gordon Dagoon
Colin Morrison	• The arguments around what looks good and what doesn't look good it's entirely subjective. • Accept that things need to change

	• This of the Pine St as a corridor and make a decision based on what's going to accomplish our goals here, which is to provide more housing stock, to get people out of cars, to provide alternative transportation modes in places that are close to downtowns and developments.
Emily Corwin	• Would like to see more density on Pine St
Jack Tiano	• Other cities and states around the country have been the union pegs for “Missing Middle” policy, and results have started coming in. Results are that missing metal isn't making much of a difference in a lot of places. Unlike California and Victoria, Minneapolis has actually been a rare housing success story despite the effectiveness of missing that will perform specifically and is largely related to its strong mobility, being one of the best cycling cities in the country and having a very strong bus network for a city of its size. Coupled with their elimination of parking minimums and having more zones, space or proper apartment buildings, Minneapolis is one of the only large cities in the US that has seen flat and even decreasing rents at a time when housing and cost of living price inflation is raging nationwide. • What does work is broadly allowing apartment buildings and providing strong, reliable, safe, and space efficient mobility solutions. • We need to be having cross departmental cross governmental conversations about how to align our goal of housing availability and affordability with our policy action. • without serious bull throated support and investment in transportation we cannot solve our housing crisis. • take Transit oriented Development as a nonnegotiable necessity for the future health and development of the city.
Laura Merriam	• Supports comments made by Amelia and Dylan and others who questioned whether the small section of Pine St really meets the criterion of being a residential corridor • In favor of increasing density in the neighborhood
Robert Guthrie	• Agrees with people that say what’s proposed for Pine St is ill advised • with these zoning changes, can you mandate that they're born occupant? • Take a look at the European zoning

IV. Neighborhood Code: Core Recommendations

M. Tuttle:

- S Meadow is RL. under our existing zoning, it would be very difficult for S Meadow to expand.
- We have not yet talked about how the changes that we are proposing as part of the neighborhood code would affect sites that are large enough to utilize our planned unit development standards.
- We've reached out to Kristam Yani, who's the one of the planners at GMT and to DPW with the question about transit service on Lower Pine St.

B. Traverse:

- Need more transit as we look at up zoning and greater density. Hearing from GMT on this proposal and their future long-term plans.

- In favor of corridor zones to the extent they're actually along the city's major thoroughfares. Have an earnest discussion around whether or not it makes sense to up zone that full section of Pine St. to a corridor zone. Open to up zoning it to a residential medium zone as some folks have said at least between Home Ave. and Flynn Ave.
- Need to double back to the discussion on in the residential medium areas, are we going to agree to building up to 4 units or building up to 6 units.

M. Gaughan:

- Agrees with Ben. Remove the lower pine sections from the neighborhood or from the, you know the proposed RC designation.
- Matching what's on the ground and really making changes at the margins in regard to density.

J. Randall:

- Interested in looking at the plan BTV map again and just looking at those designated corridors. Identify a set criterion that in this conversation to determine what meets the corridor designation and not.
- To discuss sections of North Winooski and South Winooski. Looking at those criteria and seeing which areas of town need that designation would give us a lot of clarity as to you know what exactly we're talking about with the with these corridor destinations where they're most not only appropriate but needed and in terms of building efficiency for transit and housing along these thoroughfares throughout the city.
- Agrees with Ben about bringing GMT in the conversation.

A. Montroll:

- Looking at lower Pine St, particularly between home Ave and the end of Pine St. Explore whether RM is the right zone
- Agrees with Ben's comments
- Agrees with Julia's proposal to analyze the criteria

M. Tuttle:

- To put together the criteria for what the multimodal corridors would mean
- Try to get GMT to come and see if they can offer any additional context for what could be possible on Lower Pine St.
- The Walk Bike plan - many of the corridors are also places that are anticipated to have the sort of highest level of service bike facilities. Shelburne Rd, Pine St to Flynn Ave are both indicated as places to have fully protected bike lanes and then between Flynn Ave.

A. Friend:

- The Champlain Parkway will be a limited access road. There is not going to be development along it.
- Agrees with Andy that lower Pine St doesn't work as a corridor.
- The difference between our neighborhood code purpose of this committee and how that's a little different than the corridors because it was a scale of development and investment difference between the neighborhood code. Talking about homeowners essentially building more units in their in their yards whereas the corridors we're envisioning townhouses it's a much a bigger broader scale of development.

M. Tuttle:

- We have been focused on recently in the context of the South End Innovation District though making sure that our standards are reflective of a future condition where we want the Parkway to be much more integral with development that's along it. Our comprehensive plan talks about the southern end of the Enterprise District remaining a place that's the Enterprise District. I wouldn't envision that we would propose changes to add a residential corridor in that area for now.

E. Malone:

- Agrees with Julia's comment about defining the criteria.

J. Shannon:

- Having the criteria for the RM district. It looks more consistent with what we're doing with RL.

M. Tuttle:

- The places where we have been talking about recommending changing from RL to RM have primarily been about the fact that those neighborhoods don't really reflect the pattern of RL today. They really are more RM neighborhoods.

V. Upcoming Meeting

I. Discuss Upcoming Meeting Dates

- Tue, Dec 5
- Tue, Dec 12
- Tue, Dec 19

VI. Minutes

Action: Approve the **10/17, 10/24, 11/02** minutes

Motion by: J. Shannon

Second by: E. Malone

Approved: unanimous

VII. Communications

Action: Review and accept Written Communications

Motion by: S. Carpenter

Second by: J. Randall

Approved: unanimous

VIII. Adjourn

Adjournment

Time: 8:30

Motion: J. Randall

Second: S. Carpenter

Vote: unanimous

Submitted by: Anonymous user

First Name:

Jake

Last Name:

Schumann

Email Address

schumann.j22@gmail.com

Please write your comments or questions below:

[illegible]

-Jake

Would you like your comment to be shared directly with the Joint Committee as a written communication during the next Joint Committee meeting?

Yes

Do you want to receive email updates about the Neighborhood Code?

Yes

Neighborhood Code Contact Form

Submitted by: Anonymous user

Submitted time: Nov 30, 2023, 7:03:06 AM

First Name:

Peggy

Last Name:

Owen Sands

Email Address

slumgullyon@gmail.com

Please write your comments or questions below:

I am curious as to why there is no designation about housing for downtown from what I assume is Winooski Ave to Battery.

I thought there were plans to increase housing in this area, but the maps for level of zoning does not reflect that.

Can you help me to understand this?

Thanks-

Peggy

Would you like your comment to be shared directly with the Joint Committee as a written communication during the next Joint Committee meeting?

Yes

Do you want to receive email updates about the Neighborhood Code?

No

Sarah Morgan

From: Sharon Bushor <sfbushor@gmail.com>
Sent: Friday, December 1, 2023 10:52 AM
To: Sarah Morgan; Meagan Tuttle; Charles Dillard; Andrew Montroll; Benjamin Traverse
Subject: Continued Focus Points on Neighborhood Code

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

Good morning, Please circulate to all members of the Joint Committee. Thank you.

After your last meeting, I wanted to focus on several key items

1. Colchester Ave Corridor

It is referenced but never really discussed. This corridor has a different topography than the other flat corridors. Part of it is on a steep hill with one side abutting a slope and the other abutting a densely populated neighborhood. In addition it is a 2 lane roadway not a 3 or 4 lane roadway. Evaluation of what size including height structures can be accommodated needs to at least be looked at and discussed before action is taken. The flat portion that becomes Pearl Street is surrounded by mainly IZ with some RM and RL. As stated, this new zoning only applies to Residential zones.

2. I agree with the residents of Pine Street that the section mentioned will no longer retain the " corridor " qualities and therefore should be removed from the proposal. They did mention one concern I too share. This new zoning will incentivize developers to buy small properties and then develop them to the maximum allowed. It will not add diversity as you have all suggested with a healthier mix of housing types but rather eliminate the very neighborhoods we have worked so hard to maintain. Neighborhoods with the small to average sizes homes that have attracted people and families to invest in Burlington and provide stability for our City. With the exception of the hill section in Ward 6, this new zoning looks to eliminate this from our City. Ward 1, in close proximity to UVM, is the most vulnerable. How will the City address this reality? Streets like Brookes Ave, North Street, Mansfield Ave, top of Loomis, Henry Street and East Ave with its side streets will need some protection. Prior City planners discussed how areas (wards 1,6 and 8) around the institutions (mainly UVM) would potentially be disproportionately impacted and worked on solutions to help mitigate the impact. I am respectfully asking the City and this Joint body for the same careful consideration. A lot of time has been spent speaking about the impacts on Ward 4 and 7. Councilor Carpenter has done an excellent job in articulating those concerns. PLEASE DO THE SAME FOR OTHER AREAS OF THE CITY.

3. When you have a draft ready for review, please consider having City wide meetings...one in the New North End, one in the South end, maybe one in Contois for Old North End and Hill Sections. This is a big deal and needs to be well circulated before action is taken. I even have contemplated asking this Rezoning to go before the residents of Burlington. That is one way to have it on everyone's radar before implementation.

I appreciate all the comments and questions that have been raised and also the committee's discussion to date. I look forward to the upcoming meeting where a corridor will be defined and then the ensuing discussion.

Thank you. I still need to work on the concept of brevity.

Sharon Bushor
Ward 1 Resident

Neighborhood Code Contact Form

Submitted by: Anonymous user

Submitted time: Oct 26, 2023, 8:05:04 AM

First Name:

Ali

Last Name:

Jalili

Email Address

jalilichubb@gmail.com

Please write your comments or questions below:

Hi. I just want to express strong support for as much zoning flexibility and density as possible. I don't believe we need arbitrary height restrictions and, given the severe housing crisis, restrictions on the number of units on a given parcel. Build, build, build. I also think that "inclusionary" zoning restrictions or mandates for "affordable" units largely hinder development. As one expert put it - "market rate housing *is* affordable housing if you build enough of it". We should be doing whatever possible to build as many units as possible. We can always try to rein in developers at some future point when we don't have a housing crisis and our vacancy rates are 4 to 5 times what they are currently. Thank you for all you do.

Do you want to receive email updates about the Neighborhood Code?

Yes

Neighborhood Code Contact Form

Submitted by: Anonymous user

Submitted time: Nov 28, 2023, 7:47:01 PM

First Name:

Carlos

Last Name:

Esquivel

Email Address

poecilotheria143@gmail.com

Please write your comments or questions below:

Hello, I'm a resident of ward 3 (ONE) I'd like to show my support for mix development and say that we need higher buildings, a few courtyards and other types of buildings are not enough, we need to push as much as we can for higher density, we're in a housing crisis and a few 4 story buildings are just not gonna cut it. We really have to think what's more important to us: The view of a few Burlington residents, or our neighbors sleeping on the streets. Again: we need taller buildings and mixed used development that can allow people to move by transit, walking and cycling.

Thank you

Would you like your comment to be shared directly with the Joint Committee as a written communication during the next Joint Committee meeting?

Yes

Do you want to receive email updates about the Neighborhood Code?

Yes

Sarah Morgan

From: Deena Frankel <dfrankel118@gmail.com>
Sent: Friday, December 1, 2023 2:59 PM
To: Sarah Morgan
Subject: Neighborhood Code: Comments regarding Lower Pine designation

You don't often get email from dfrankel118@gmail.com. [Learn why this is important](#)

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

Good afternoon,

I am writing to submit comments on the proposed classification of lower Pine Street in the Neighborhood Code process. I made comments orally at the November 28 meeting urging the Joint Commission to designate Lower Pine Street as Residential-Low rather than the initial draft recommendation for Residential-Corridor. I won't reiterate the earlier comments here, but simply write to add some additional points to the discussion.

- It is unfortunate that some speakers at last week's meeting characterized the lower Pine neighbors' concerns as NIMBYism. This isn't an all-or-nothing situation. We all want more housing to be built. Changing lower Pine back to RL in the Neighborhood Code draft *will* permit more housing to be built in our neighborhood—but it will be at an appropriate scale. If I or my neighbors use the new RL criteria for ADUs or other configuration that increase the availability of long-term rentals or other stable housing options, I will be happy to see that happen.
- With respect to the criteria for designating Corridors, PlanBTV states, “Major Throughfares...are areas that may feature low-density, single purpose land uses today, but are served by the main automobile routes and transit lines, and could be more intensely utilized to benefit from and support a high quality transit system.” As discussed at the meeting, it is hard to imagine lower Pine will continue to be a transit corridor after the Champlain Parkway is complete. In fact, one of the purposes of the Parkway is precisely to move traffic off these neighborhood streets. Once that happens, lower Pine will once again feel like a continuous part of The Addition neighborhood, both east and west of lower Pine, rather than a corridor that splits the east and west portions of the neighborhood. Of course smaller buses may continue to serve within the neighborhood, but this is hardly a criterion for corridor designation. Many neighborhood streets in the city get bus service, but are not being designated as corridors. A prime example is that the proposed Corridor designation for the New North End stops at Plattsburgh Avenue, whereas the bus route continues for seven stops, all the way to the end of North Avenue.
- With respect to infrastructure, the last block of lower Pine has had some significant problems with our water system recently, including multiple breaks in the water mains between Home Avenue and Queen City Park Road. I am told by DPW workers that this block is the only part of Pine where the water system hasn't been upgraded. Further, my inquiries to DPW about when we can expect this block to be upgraded produced the reply that it isn't currently scheduled and that there is no way to say when it will get scheduled. In addition, we are the only block that hasn't been repaved. These plans (or lack thereof) imply that the City does not see this section of Pine major thoroughfare, presumably in light of the imminent completion of the Parkway.
- Lastly, I note that all the discussion this week was focused on the Corridor designation for lower Pine, and not on any other current RL area being proposed for a change to Corridor. I don't know whether this means that other neighborhoods have addressed the Joint Commission in past meetings, or

that other areas proposed for Corridor designation are so logical and consistent with the character of the existing neighborhood that, for them, the designation makes sense. If the latter, the lack of other objections supports our contention that lower Pine doesn't fit the Corridor designation because it would be a radical departure from the character of the neighborhood, unlike the other candidate areas.

I urge you to classify lower Pine as RL, not RM. As staff pointed out at last week's meeting, most of the RM areas are being so designated because their existing housing stock already fits the RM criteria and, by designating them RM, they will become consistent with the recommended code. As I see it, lower Pine is part of the residential neighborhood east and west of it within The Addition. The building pattern, lot sizes, etc., in my block are consistent with what exists throughout the neighborhood. Lower Pine shares almost every characteristic with Southcrest behind us and the streets throughout The Addition.

I hope these points are helpful to the upcoming discussion.

Sincerely,
Deena Frankel
1061 Pine Street

Sarah Morgan

From: Dan Castrigano <dancastrigano@gmail.com>
Sent: Tuesday, November 28, 2023 6:44 PM
To: Sarah Morgan
Subject: More Density

You don't often get email from dancastrigano@gmail.com. [Learn why this is important](#)

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

Hi Sarah,

Can you please add this communication to the official agenda packet for Neighborhood Code? Thanks.

I support more density in the city of Burlington because of the housing and climate crises. We have to upzone even more than is currently proposed.

I speak on behalf of the nearly 1,000 unhoused people in Chittenden County and the more than 50% of people in Chittenden County who are rent-burdened.

We need more housing.

Please listen to the unhoused and the renters and the advocates, not the wealthy homeowners who are amassing wealth because of scarcity.

Build more in the city.

Thank You,
Dan

Sarah Morgan

From: Evan Gould <evanjohngould@gmail.com>
Sent: Monday, December 4, 2023 1:18 PM
Attachments: Canvasing Signatures.pdf

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

Hey Sarah,

I think I sent this before, but I wanted to resend it as the mixed use discussion gets closer. It's a pdf from some canvassing asking if people would be in support of some mixed uses city wide vs limited areas.

We framed it mostly as garage, living room businesses, which lines up with the current proposal but not limited to RC, just wanted to add these 190ish signatures from all around Burlington. If you could attach this pdf to the meeting, that would be wonderful.

Thanks,
Evan

Allow Neighborhood Businesses

I the undersigned support allowing neighborhood businesses within walking distance of my home.

[illegible]

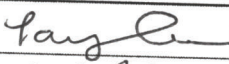
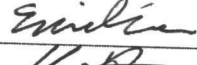
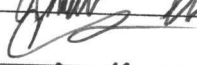
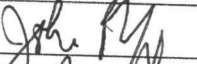
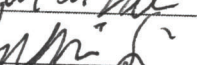
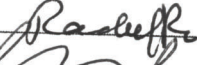
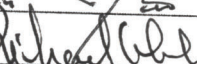
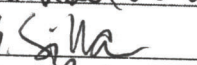
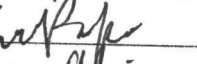
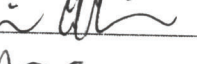
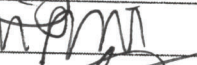
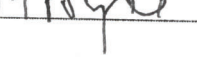
Allow Neighborhood Businesses

I the undersigned support allowing neighborhood businesses within walking distance of my home.

Name (printed)	Signature	Address	Email	Sign up for updates?
Trent Laughlin		47 Hyde ST		☐
Bella Sunderson		10 1/2 N Winoski		☐
Marc Hertz		370 FARRIS S. Ave		☐
Julia Patrick		41 S. Willard St		☐
Alexander Barman		28 Orchard Ter.		☐
John Murean		30 CATHERINE ST		☐
Ben Dangl		69 marble Ave	Bendangle@gmail.com	☒
Anna Kochiss		358 N. WINOOSKI AVE		☐
Hannah Kartz		358 N WINOOSKI AVE		☐
Amanda Haspel		62 south willard st		☐
Sophie Powell		431 S Union St		☐
Gwen Reicher		62 S Willard St		☐
Emma Watson		62 S Willard St		☐
Christine Massay		86 Brooks Ave.		☐
Paul Brown		86 Brooks Ave		☐
Sophia Hurtt		30 University Heights North		☐
Alana Flynn		30 university Heights		☐
Eleanor Miller		236 N Willard		☐
Harry Frann		1266 North Ave		☐
Hannah Bonar		119 Howard Street		☐
Noah Vaccaro		119 Howard St.		☐
MERYMORRIS		223 STELBURN RD.		☐
Christopher Gye		261 Flynn Ave	the Snow Pope@gmail.com	☒
Edman Fider		147 Locust Ter		☐
Bonnie S. Ross		230 S. Winoski Ave. Apt. 3	bonnie-johanna-ross@gmail.com	☒
Anthony Sheppard		"	sheppardanthony@gmail.com	☒
Krista Hoffis		1066 North Ave		☐
Eric Levine		"		☐

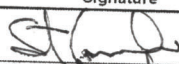
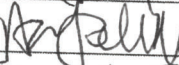
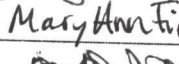
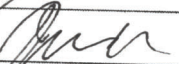
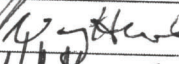
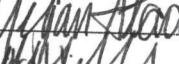
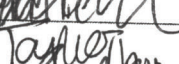
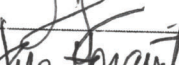
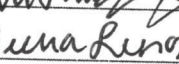
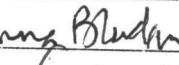
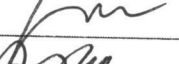
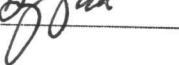
Allow Neighborhood Businesses

I the undersigned support allowing neighborhood businesses within walking distance of my home.

Name (printed)	Signature	Address	Email	Sign up for updates?
Taylor Amaro		141 Loomis St.	tkamano13@gmail	☒
Emilia Morgan		43 S Union St		☐
Kari R.		265 Shore RD		☐
Bence Dan		355 St Paul St	BenceDan	☐
Amelia Sanker		250 colchester Avenue	ameliasanker	☒
John Pfeiffer		" "	"agmail"	☐
John Pfeiffer		205 Manhattan Dr.	plane1521@gmail	☒
Natalie		56 Marble	natw@agmail.com	☐
Sarah Hooghuis		35 Adams St	sarah.hooghuis@gmail.com	☐
Eli Olson		35 Adams St.		☐
Gretel Slawa		64 Grant Street	gstlawone14@gmail.com	☐
Sofija Sir		226 Park & Unit 2		☐
Megan Hark		93 James Ave	megan.sabin@gmail	☐
Sam Kimmel		53 Central Ave	Sam.Kimmel@gmail.com	☒
Rachel Peters		53 Charlotte Ave	rpeters.	☒
Annelan Olm		24 Adams Ct	vetpathe.smul	☐
John Freeman		220 Loomis	JLFREEMAN	☐
RICHARD GIECH		85 Ferguson Ave	802@gmail	☐
Jandra Silva		" "		☐
Laine Patel		301 N Prospect	laine@agmail	☐
Chip Coffin		17 Weston St	chcoffin@gmail	☐
Nina Truscrow		34 Walnut St	ntruscrow@gmail.com	☐
ABBIE MORIN		43 PITKIN ST.	abbie.morin@gmail.com	☐
THEO SAUCY		36 WALNUT ST	theodore.saucy@gmail	☒
Erin Hutonias		170 Shelburne Rd.	erinhutoner@gmail.com	☒
Silvana Martinez		96 Northrop Dr.	silviamartinez@gmail	☒
Paul Harkness		97 Howard		☐
Megan Polye		7 Roseade Pkwy	mt911@gmail.com	☒

Allow Neighborhood Businesses

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Name (printed)	Signature	Address	Email	Sign up for updates?
Stu Lindsay		6 Linden Terrace	stulindsay@comcast.net	☒
Amiell Nath		30 University Heights		☐
Mary Ann Ficociello		455 S. Union St.	maryann@wellnessvermont.com	☒
Joey Flax		82 Marble Ave		☐
John Conner		19 Kingsland Ter		☐
Nic Stewas		16 Greene St	nicstewas@gmail.com	☐
Julia Bamford		16 Greene St.		☐
Nancy Harkin		56 Hoover St.		☐
Will Spencer		266 S Union St.	wbspencer@gmail.com	☒
Megan Stacey		98 N. Windock Ave	meganstacey3@gmail.com	☐
Hallie Milne		"	hallie1071mike@gmail.com	☐
Taylor Thornin		74 Lakewood Terrace	Taylorthornin@gmail.com	☒
Katy Reed		345 Bond Street		☐
Callan Jones		62 Crescent Terr.	callan.jones@comcast.net	☒
Erin Post		204 Ledgewood Ln #102	erinp42@gmail.com	☒
Krysten		21 Penn St		☐
Stephanie Gama		96 Howard St Sov		☐
Oliver MR				☐
Rose Castor		46 Woodbury rd	rose.castor@gmail.com	☒
Dan Conklin		"	DANCONKLIN@gmail.com	☒
James Buck		248 Flynn Ave		☐
Sabrina Leal		"		☐
Jane Horvitz		Ward 5	sksydnore@gmail.com	☐
Liam Hettringer		20 School Street	liam.hettringer@gmail.com	☒
Sierra Lenox		20 School street #1	sierra.lenox@gmail.com	☐
Anne Blackmer		114 Lori Lane		☐
Elizabeth Wearn		43 Oakland terr		☐
Douglas Canessa		506 Appleton St		☒

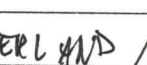
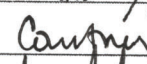
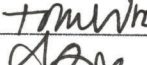
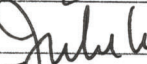
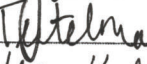
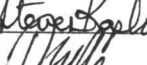
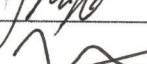
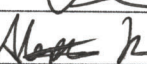
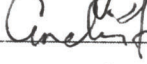
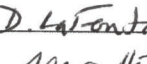
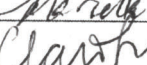
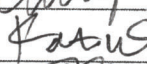
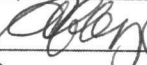
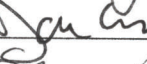
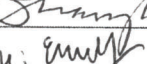
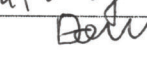
Allow Neighborhood Businesses

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Name (printed)	Signature	Address	Email	Sign up for updates?
Val Kostelnik	LA	54 LaFountain St	KostelnikVal@gmail.com	☐
Jaden Varrin	[Signature]	19 Pinnacle Dr		☐
B. Gurney	[Signature]	16 Hayward	beccagurney@gmail.com	☒
TRUZANSKY	[Signature]	44 West Rd.		☐
K. Hummel	[Signature]	15 Monroe St.	khummel@saucy.com	☐
Grace McNeil	[Signature]	15 Monroe St.		☐
Adrian Hides	[Signature]	500 Pine St.		☐
ROBIN FANGER	[Signature]	354 ST PAUL ST		☐
VICTOR WISNIA	[Signature]	303 S. Winnski Ave		☐
SCOTT MLEY	[Signature]	7 School St.		☐
Shala Pjanowski	[Signature]	37 Alder Lane		☐
Sandie Benoit	[Signature]	156 E Redlock Dr.		☐
Lucas Simmas	[Signature]	486 St Paul St Apt 1	lucassimmas21@gmail.com	☒
Jason Simmas	[Signature]	486 St Paul St Apt 1	nosajob2442@gmail.com	☒
Olivia Kuehn	[Signature]	51 Loomis St. Apt 1	oakem94@gmail.com	☐
Cormac Chubb	[Signature]	331 St. Paul St. Apt. 4		☐
Courtney Fackel	[Signature]	124 Ledgewood Cir		☐
Ellie Restrepo	[Signature]	120 Colchester Ave Apt 3		☒
GRACE LAURIE	[Signature]	8 GREENE ST. APT. 1		☐
Tyler Stotland	[Signature]	543 S Willard	tyler.stotland@gmail.com	☒
Georgiana Kim	[Signature]	101 Richardson St	georgiana@smash.com	☐
Janet Callison	[Signature]	139 Killarney Dr.		☐
Zoe Keating	[Signature]	136 Hayward St	zoেকেating@gmail.com	☒
Laura Keating	[Signature]	335 S. Union St.	lekeating@gmail.com	☐
Dawn McCormick	[Signature]	281 Hayward	dmccormick@gmail.com	☐
Kristin Alba	[Signature]	340 S. Willard St	combskristin@hotmail.com	☒
Hannah Warr	[Signature]	9 Booth St		☐
EVZEN HOLAS	[Signature]	55 LYMAR		☐

Allow Neighborhood Businesses

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Name (printed)	Signature	Address	ward	Email	Sign up for updates?
Ryan Thornton		74 Lakeview Terrace		ryetavid@gmail.com	☒
Conor McKenna		1016 Orchard Pt		cmckenna381@gmail.com	☒
Melissa Jones		63 Spruce St			☐
Norbert Egan		377 Pine St		egan-colin@gmail.com	☐
STEVE WILLIAMS		48 St Paul			☐
MICHAEL SUTHERLAND		22 Claire St Rd		titanium.507@gmail.com	☒
Conny Rothman		25 Green St. Burlington		chenrathman@gmail.com	☐
Sarah Schiesser		45 Howard Street Burlington		hellsarah@gmail.com	☐
Tom Wilson		45 Howard St.		twilson@gmail.com	☐
Anna Swenson		300 S Win. Hill Ave Burlington			☐
Ashley Dembinski		73 Oakland Terrace			☐
Lara Stone		218 Pine St			☐
Julie West		6 Brierwood Lane		jwest@verizon.com	☒
Julia		1165 N. Main Ave			☐
STEVEN KAPLOWITZ		13 PINE ST. BURLINGTON, VT		schmuel7476@yahoo.com	☒
Dan Peck		80 Linden Terr			☐
Meredith		200 Lake Street 10		meredith@gmail.com	☐
Steph Brown		35 Cambria Way #301		dkb62@gmail.com	☒
Jane McDonald		" "		janemariemcdonald2023@gmail.com	☒
Amelia Fam		1027 Pine			☐
DAVID		75 Howard			☐
Mariela Torres		2075 North Ave		mariela.m.torres@gmail.com	☐
Claire Leopold		38 Cliff Street			☐
Katie Wierny		506 North St			☐
ABBY TANG		79 Birchcliff			☐
Dan Crouse		79 Birchcliff Key			☐
Sharyl Green		5 East Village Dr			☐
Emily Dombrowski		83 Central Ave		es.dombrowski@gmail.com	☒

Allow Zoning for Neighborhood Businesses

I the undersigned support allowing neighborhood businesses within walking distance of my home.

Name (printed)	Signature	Address	Email	Sign up for updates?
Samantha Ayotte		20 Chase St.	samantha.ayotte1@gmail.com	☒
James L. Barr		21 Chase St	jlbarr@ad.com	☒
Bryant Tatrow		6 Chase Ln.	bryanttatrow@gmail.com	☒
Justin Adams		6 Chase Ln	jcadams1987@icloud.com	☒
Haren Cauceito		10 Chase Lane	harencauceito@gmail.com	☒
JULIA CURRY		5 CHASE LANE	curry.julia@gmail.com	☒
DAVE PATRY		31 George		☐
Mark Rosenberg		37 Chase St	markrosenberg3@gmail.com	☐
Elxhi Reed		7 Rumsey Ln	elxhi33@gmail.com	☒
Darcy Lavoie		67 Chase St	darcy.lavoie@gmail.com	☐
Susan Kaplan		67 Chase St.	s.kaplan@earthlink.net	☒
Katarina Monice		79 Chase St. B	Kat.monice@yahoo.com	☒
Tyler Sullivan		79 Chase St. B	sullivantyle27@gmail.com	☒
Lex Reno		79 Chase St A	lexreno91@gmail.com	☒
Car Ch'lon		81 Chase Street		☐
NATHIE ELLER		88 Chase		☐
Mareen Ottawa		25 Grove St		☐
SYDNEY MANNKE		60 GROVE	sydney44@Burlingtontelecom	☐
Carrie Johnson		46 Grove St	carriejohnson20@hotmail.com	☐
Dean Sanders		32 Grove St		☐
Adam Olfender		32 Grove St		☐
Kam Bielawski		32 Grove St	kambielawski@gmail.com	☐
Jim Mikkelsen		14 Grove St	jimmikkels@uvm.edu	☐
Kyle Paul		84 Chase		☐
Catherine Reilly		69 Chase St.	catreills@hotmail.com	☐
				☐
				☐
				☐