



Joint Neighborhood Code Committee Meeting Agenda - Wednesday, October 4, 2023, 6:30 PM, Bushor Conference Room 1st Floor, City Hall OR REMOTELY via ZOOM

Please click the link below to join the webinar:

<https://zoom.us/j/98345069697?pwd=NW9lOCTmcDFHaDNiVWhLTEdmNUh5QT09>

Passcode: 980491

Webinar ID: 983 4506 9697

Passcode: 980491

Or One tap mobile :

+13126266799,,98345069697#,,,,*980491# US (Chicago)

+16469313860,,98345069697#,,,,*980491# US

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

Webinar ID: 983 4506 9697

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International numbers available: <https://zoom.us/j/abw0kz4aQF>

1. Agenda

Subject	1.1. Motion to amend/adopt agenda
Meeting	October 4, 2023 - Joint Neighborhood Code Committee Meeting Agenda - Wednesday, October 4, 2023, 6:30 PM, Bushor Conference Room 1st Floor, City Hall OR REMOTELY via ZOOM
Category	1. Agenda
Department	
Type	Action (Consent)
Recommended Action	Recommended action: adopt agenda as presented

2. Committee Member Introductions

3. Public Forum

Subject	3.1. Public Guidelines for Virtual Meeting participation
Meeting	October 4, 2023 - Joint Neighborhood Code Committee Meeting Agenda - Wednesday, October 4, 2023, 6:30 PM, Bushor Conference Room 1st Floor, City Hall OR REMOTELY via ZOOM
Category	3. Public Forum
Department	Planning
Type	Information

Subject	3.2. Verbal Comments
Meeting	October 4, 2023 - Joint Neighborhood Code Committee Meeting Agenda - Wednesday, October 4, 2023, 6:30 PM, Bushor Conference Room 1st Floor, City Hall OR REMOTELY via ZOOM
Category	3. Public Forum
Department	Council and Board
Type	

4. Purpose & Scope of Neighborhood Code Committee

Subject	4.1. Staff will provide a presentation on the work plan for the Joint Committee, preview Neighborhood Code recommendations, and share a public input summary.
Meeting	October 4, 2023 - Joint Neighborhood Code Committee Meeting Agenda - Wednesday, October 4, 2023, 6:30 PM, Bushor Conference Room 1st Floor, City Hall OR REMOTELY via ZOOM
Category	4. Purpose & Scope of Neighborhood Code Committee
Department	Planning
Type	Discussion Presentation

Subject	4.2. Preview of Discussion Topics for Oct 17 Committee Meeting
Meeting	October 4, 2023 - Joint Neighborhood Code Committee Meeting Agenda - Wednesday, October 4, 2023, 6:30 PM, Bushor Conference Room 1st Floor, City Hall OR REMOTELY via ZOOM
Category	4. Purpose & Scope of Neighborhood Code Committee
Department	Planning
Type	Presentation
Recommended Action	None

5. Adjournment

Subject	5.1. Motion to adjourn
Meeting	October 4, 2023 - Joint Neighborhood Code Committee Meeting Agenda - Wednesday, October 4, 2023, 6:30 PM, Bushor Conference Room 1st Floor, City Hall OR REMOTELY via ZOOM
Category	5. Adjournment
Department	Planning
Type	
Recommended Action	Adjourn

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.



BTV Neighborhood Code

Joint Planning Commission & City Council
Ordinance Committee

Committee Kickoff Meeting - October 4, 2023



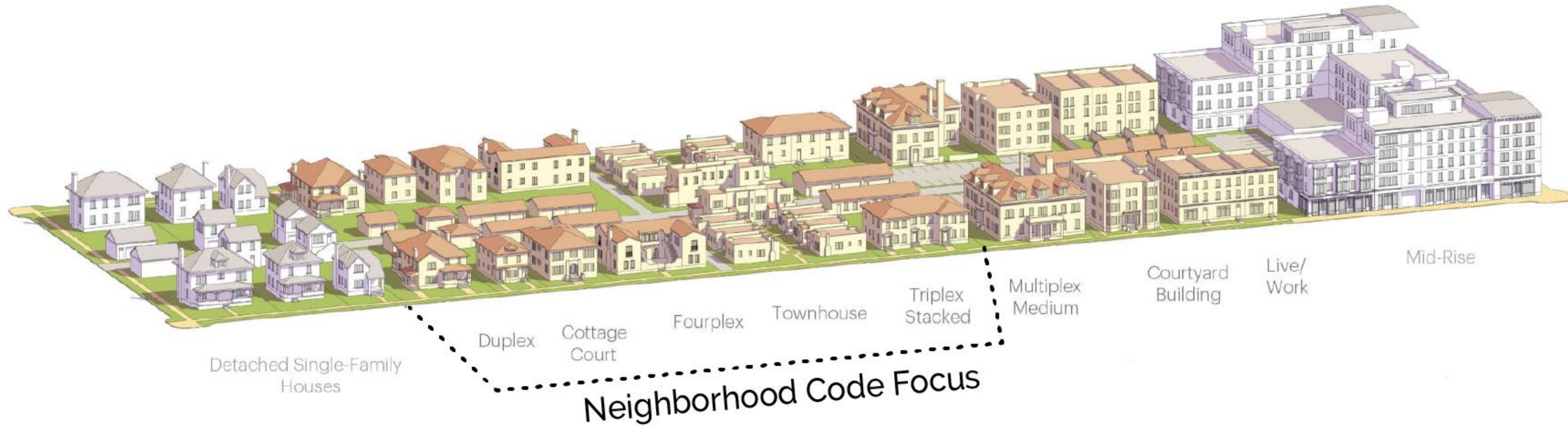
Kickoff Meeting: **Agenda Overview**

- **Purpose:** Why the Neighborhood Code?
- **Background:** Why aren't more of these housing types built today?
- **Proposed Code:** How and where will we allow these housing types?
- **Considerations:** What have we heard to-date?

Neighborhood Code **Purpose**



Neighborhood code to allow duplex, triplex, fourplex citywide, and cottage courts and townhomes in some additional locations.



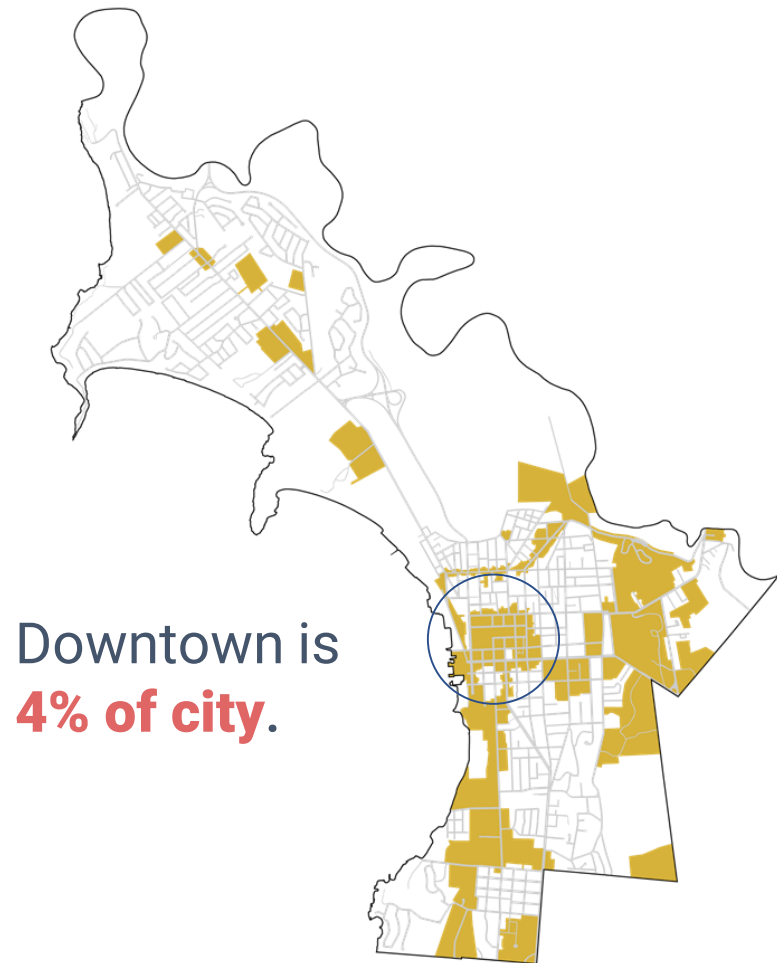
Neighborhood Code **Purpose**



Implement planBTV and 2021 Housing Action Plan goals for residential areas

- Incrementally evolve neighborhoods to meet changing needs of households & community

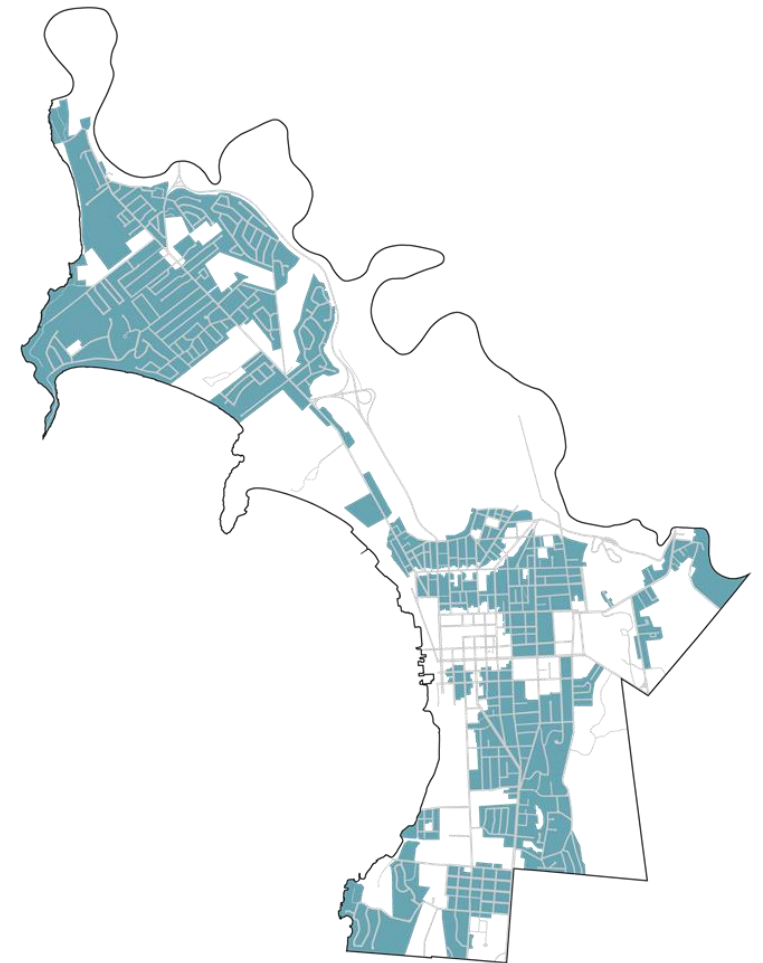
planBTV's **future land use recommendations**



planning to **grow**
20% of city's land area



planning to **conserve**
40% of city's land area



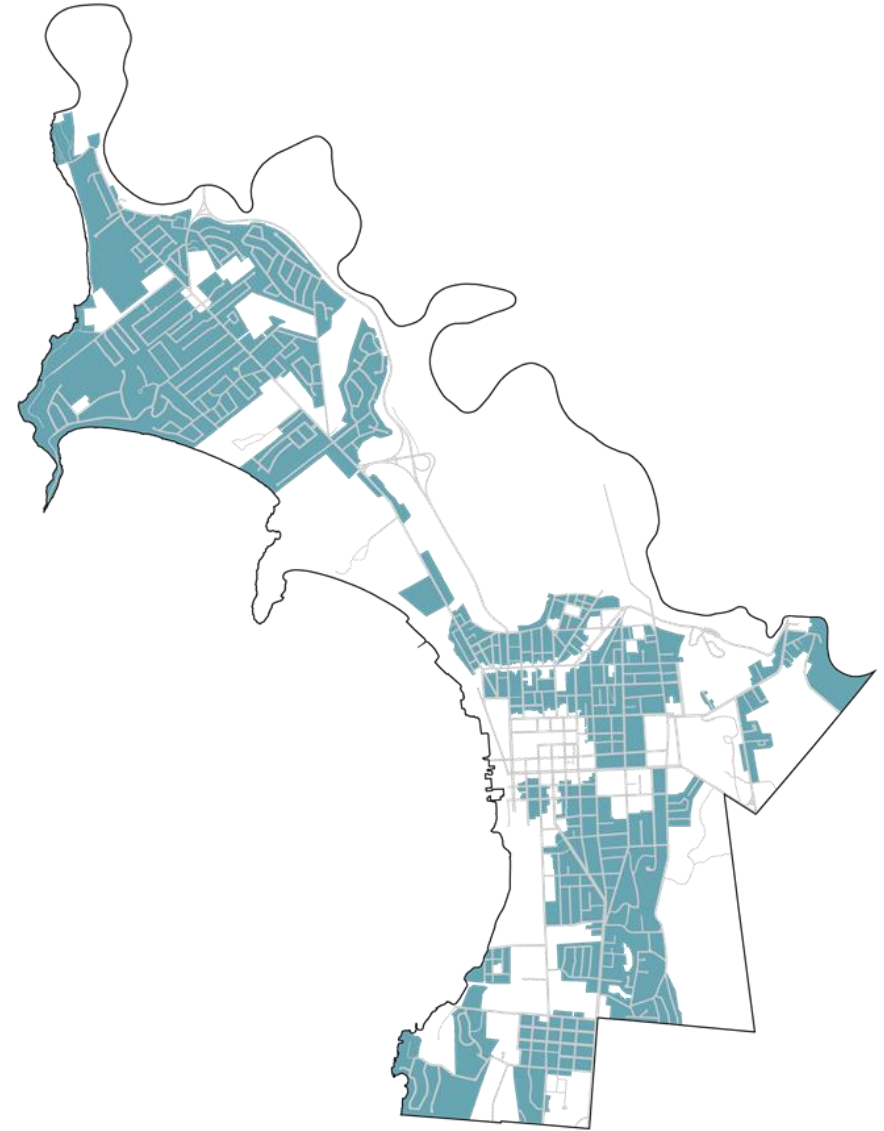
planning to **sustain**
40% of city's land area

more homes **in all neighborhoods**

City's neighborhoods have **strong identities, unique patterns, and distinct architectural features.**

+

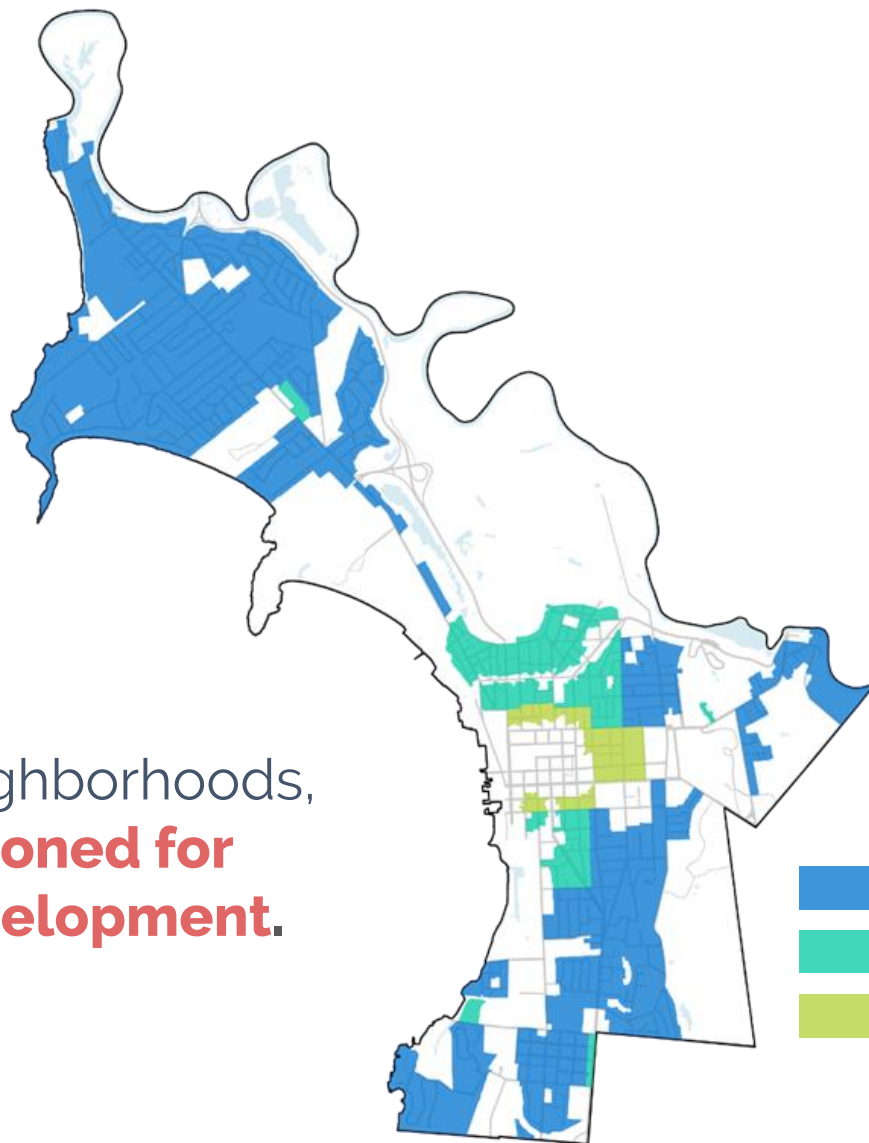
Opportunities to **evolve in incremental ways** to meet the needs of households and community, address housing challenges, increase resilience to climate emergency.



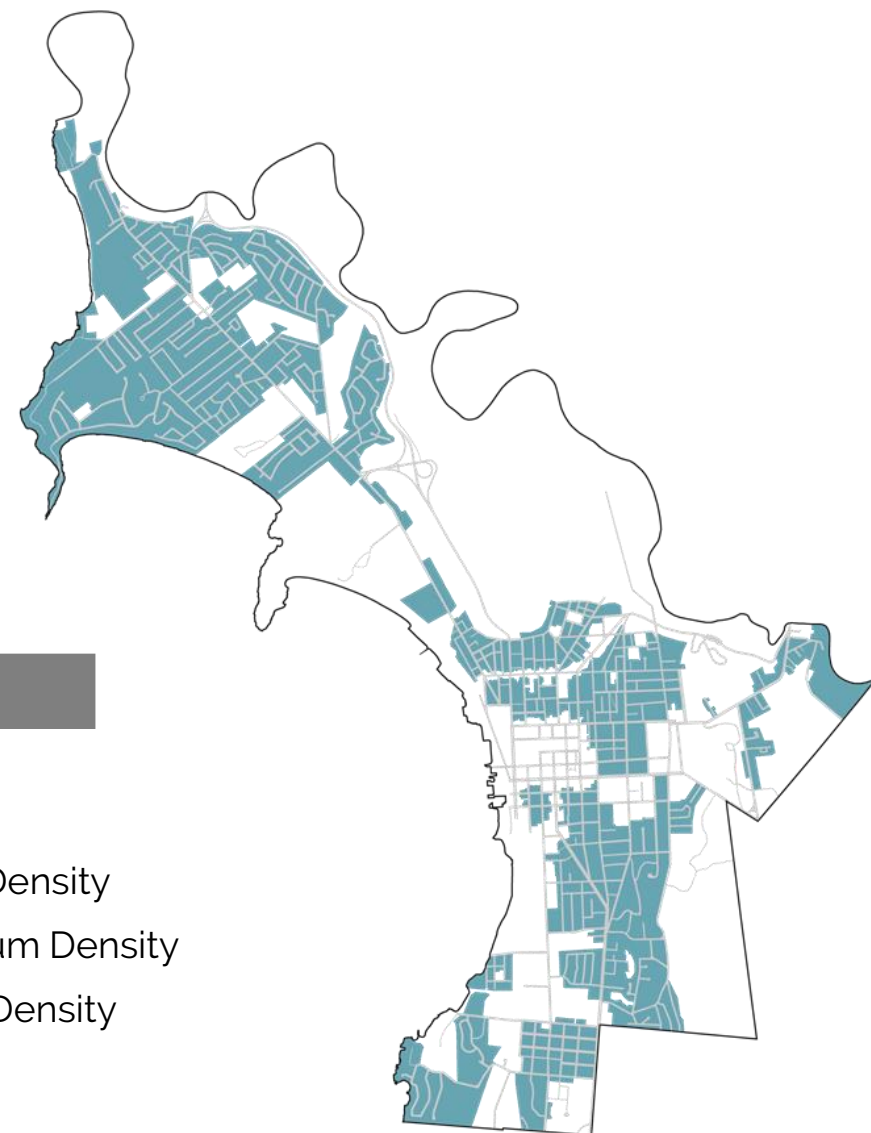
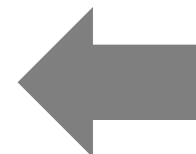
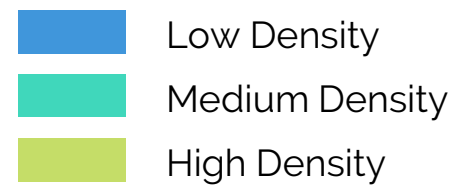
planning to sustain

Low, Medium & High Density Neighborhoods

In residential neighborhoods,
**80%+ of land is zoned for
low-density development.**



Residential zoning districts
83% in low density zone



planning to sustain
40% of city's land area

Neighborhood Code **Purpose**



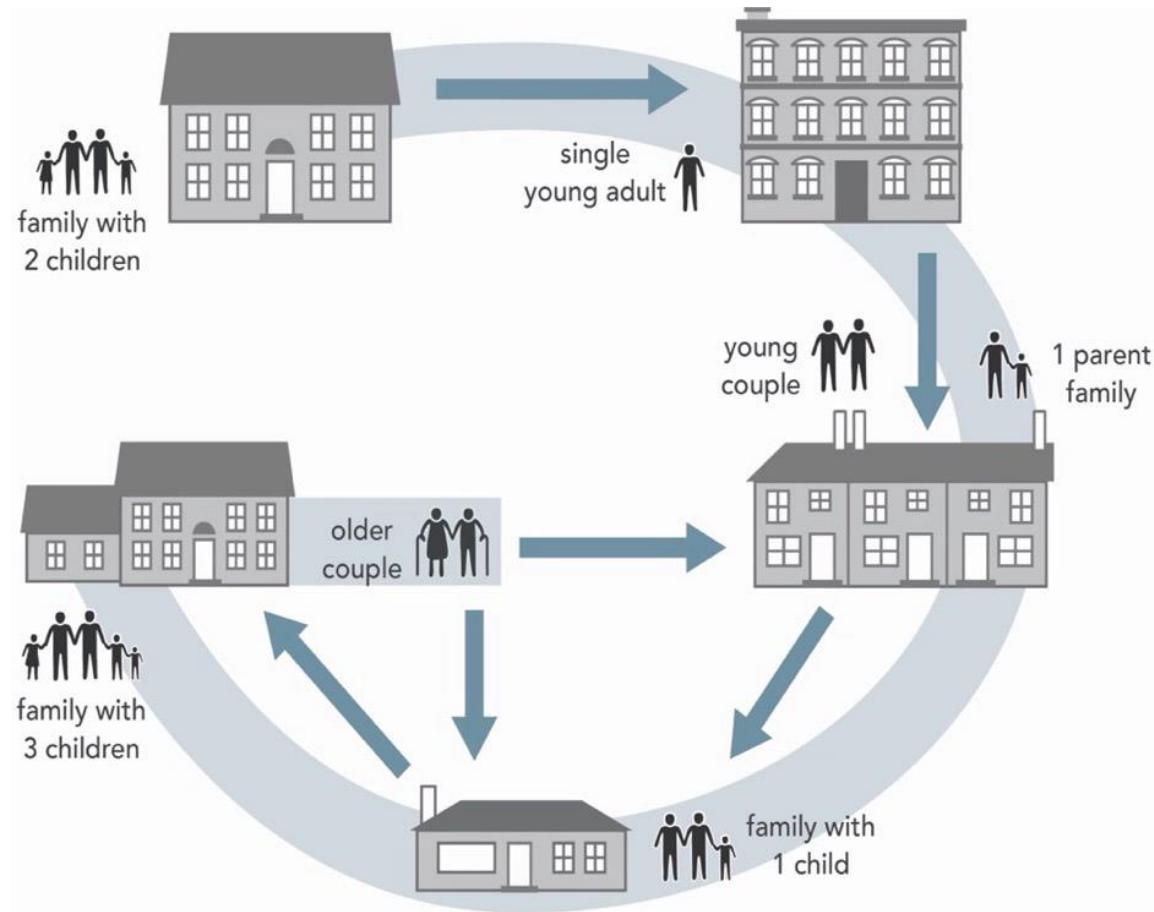
Implement planBTV and 2021 Housing Action Plan goals for residential areas

- Incrementally evolve neighborhoods to meet changing needs of households & community

Increase housing opportunities through neighborhood-scale solutions

- Requires less land per home, utilize existing infrastructure
- More housing type choice, potential socioeconomic integration within existing neighborhoods
- Opportunities for multigenerational housing and aging in place
- Expand tax base, share tax burden across more households

housing needs change throughout our lives



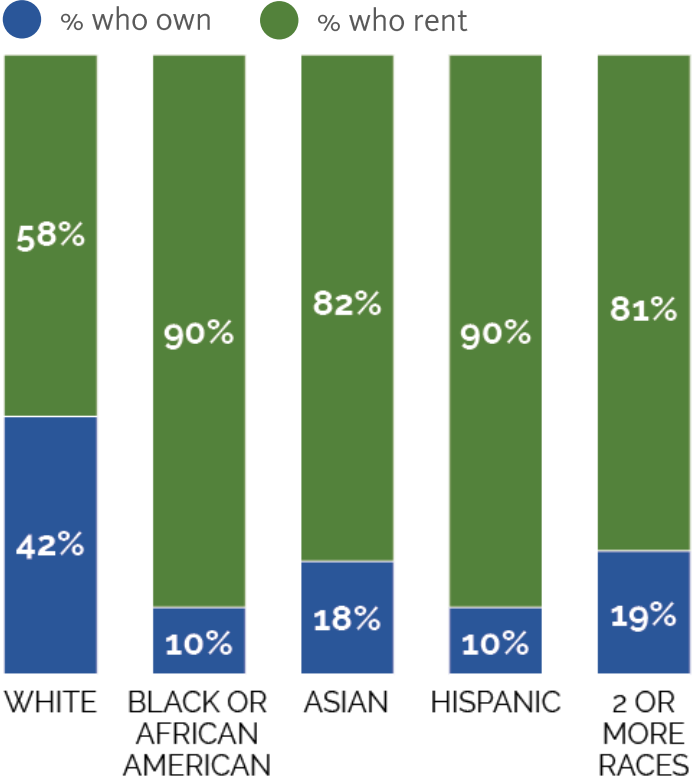
Key Middle Housing Users:

- **Older adults** seeking lower maintenance housing needs (Accessibility / Universal Design)
- **Younger Households** and **First-time Homebuyers** (More attainable pricing, homeownership supports)
- **Single-Person and Single- Parent Households** (Smaller units, more rental and ownership options)

Burlington's Renters & Homeowners



Owner + Renter Households By Race

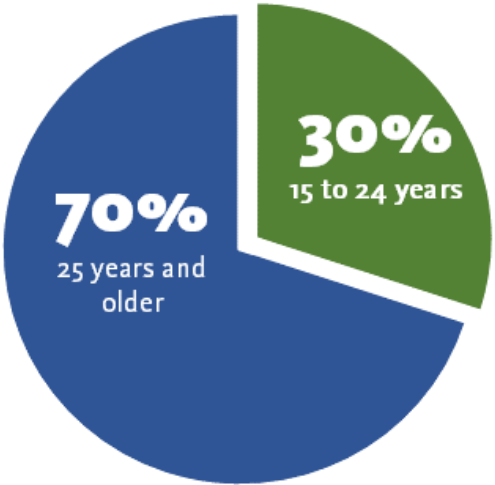


The median income for renter households in 2021 was **\$59,331**
The median income for owner households is **\$113,750**

White households own their homes at higher rates than any other race.

Average Age of Renters

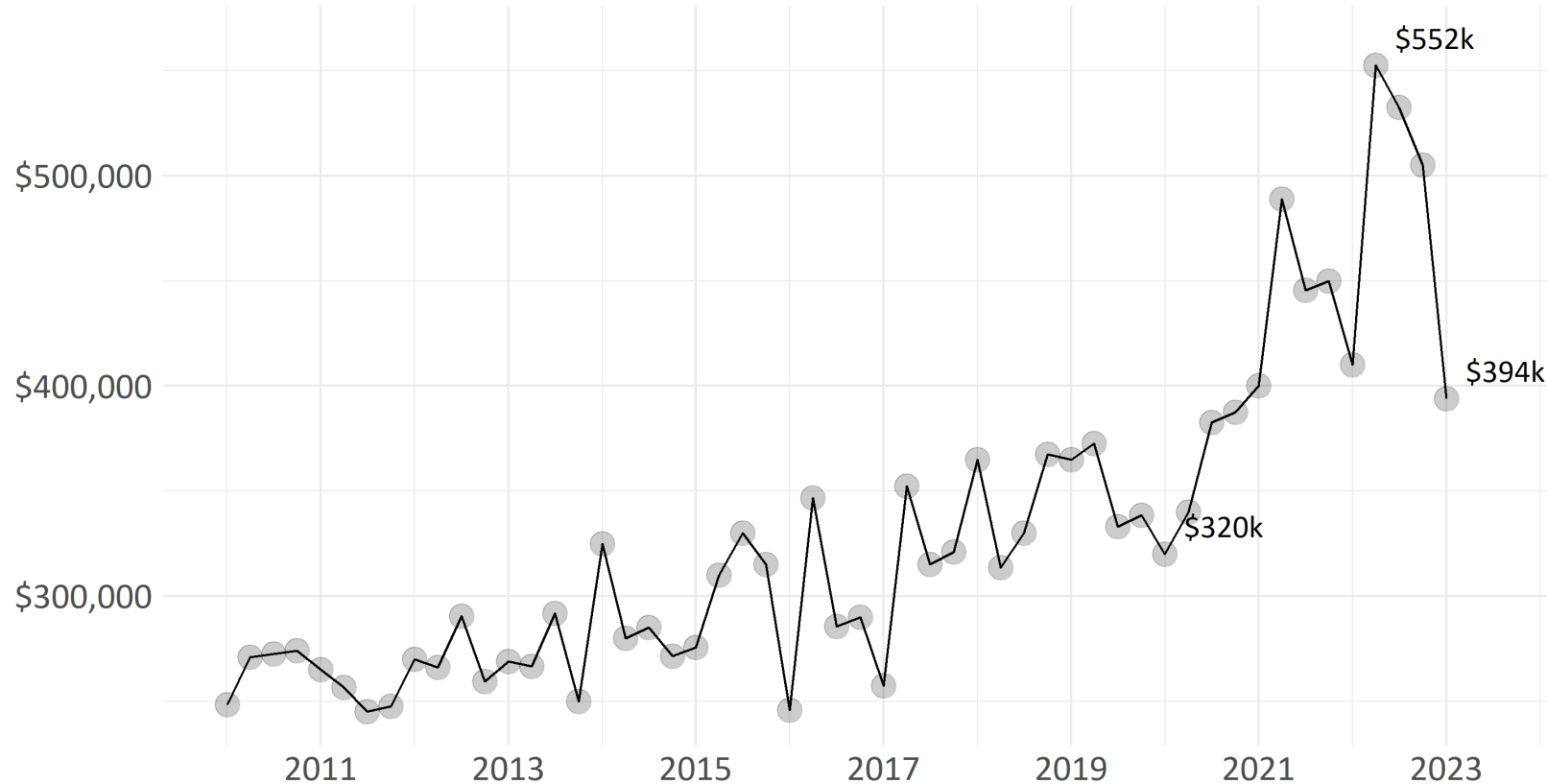
While many off-campus students live in rental households, **70%** of rental households in Burlington include individuals 25 and older.



Single Family Home Costs



Median Single Family Home Sale Price



Last quarter incomplete, through 2023-02-28.

A home at current median price would cost **\$2,850/month**...

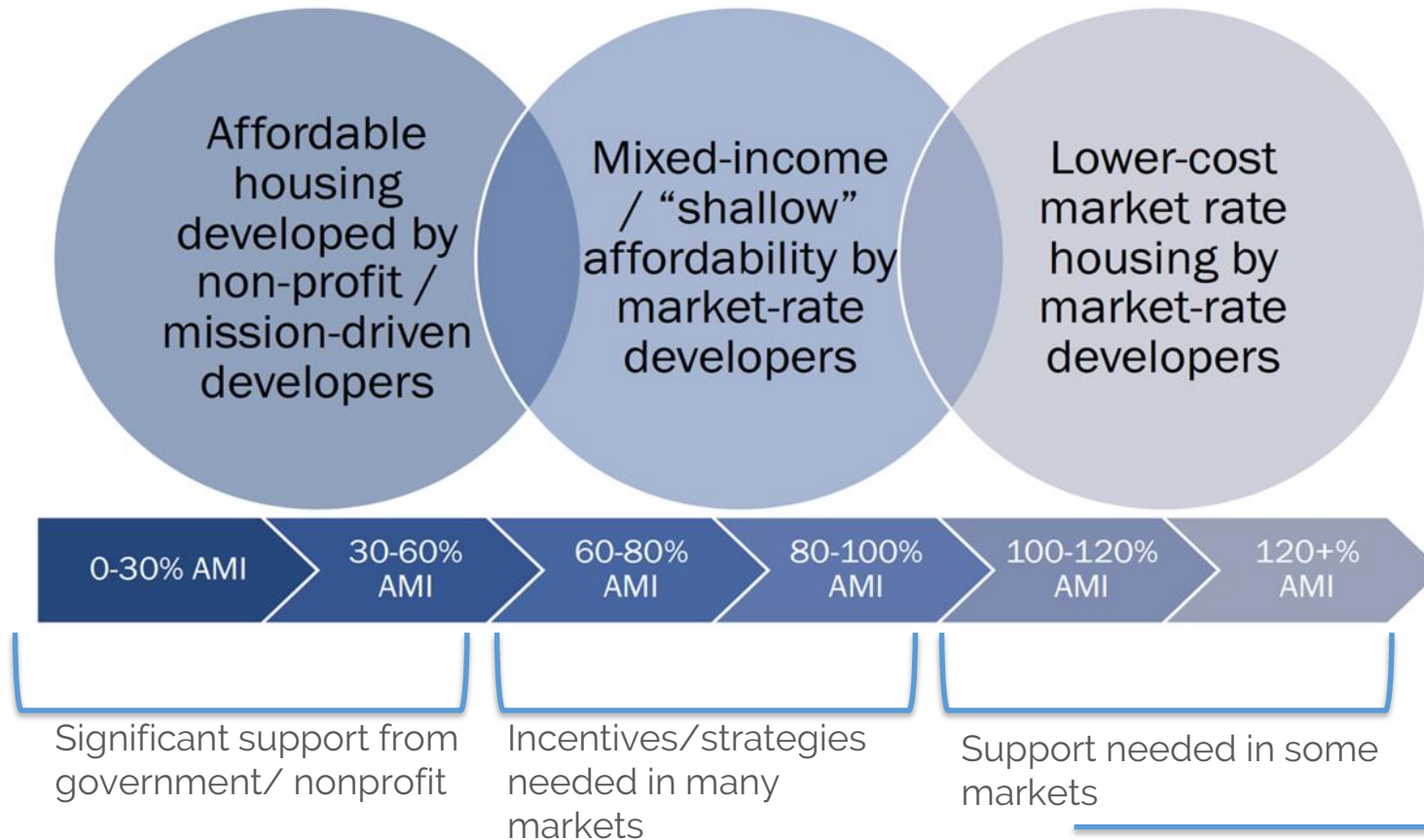
... affordable to a household earning **\$114,000/year** or more.

diverse housing options for diverse needs.



Image source: EcoNorthwest

Affordable and workforce housing development basics



Middle housing strategies

Neighborhood Code **Purpose**



Implement planBTV and 2021 Housing Action Plan goals for residential areas

- Incrementally evolve neighborhoods to meet changing needs of households & community

Increase housing opportunities through neighborhood-scale solutions

- Requires less land per home, utilize existing infrastructure
- More housing type choice, potential socioeconomic integration within existing neighborhoods
- Opportunities for multigenerational housing and aging in place
- Expand tax base, share tax burden across more households

Comply with Vermont HOME Act of 2023, which introduced new statewide zoning requirements for duplex, triplex, 4-unit buildings

HOME Act of 2023 (S.100) requires changes for BTV



Key Changes related to Neighborhood Code:

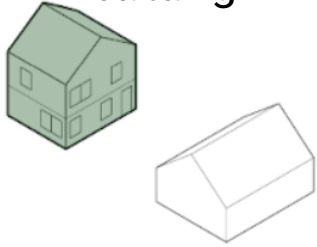
- **Minimum residential densities** of 5 units per acre
 - BTV meets this except in RL-Larger Lot Overlay
- **Duplex & Single Family** with ADU must be treated the same as a Single-Family without an ADU
 - Cannot require higher density or lot size for a duplex in RL zones
- **3 and 4 unit buildings must be allowed by-right** where residential uses are allowed
 - Will need to permit these buildings in RL where they aren't allowed today, determine specific provisions
- **DRB decisions may not limit** density, building footprint or height, or require larger lots or more parking, than what is otherwise allowed in the ordinance.
 - Will need to provide clear boundaries for the effect of project guidance as part of Design Review and other review processes

Current Limits to more housing types

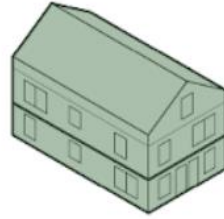


Code aims to enable **more of these housing types**

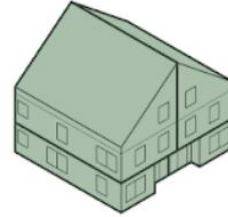
Single family
home & back lot
building



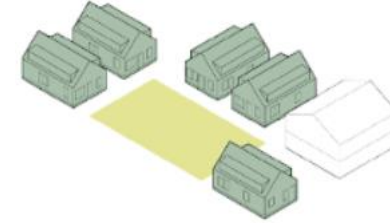
Duplex



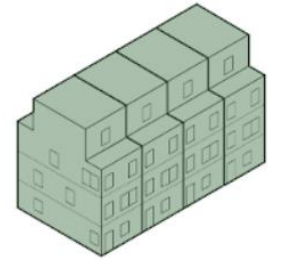
Fourplex



Cottage Court

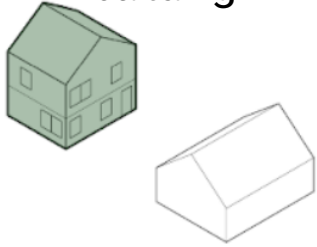


Townhouse

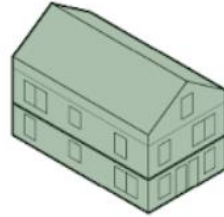


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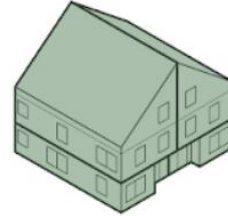
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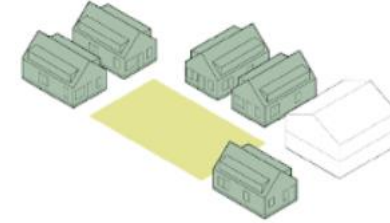
Duplex



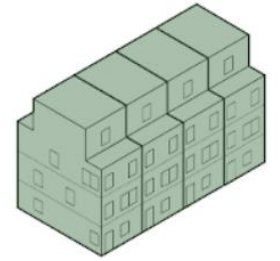
Fourplex



Cottage Court



Townhouse



Existing Zoning Standards

Low
Density

Not Allowed

Only on lots larger
than 12,415 ft²

Only on lots larger
than 2 acres as a PUD

Only on lots larger
than 2 acres as a PUD

Only on lots larger
than 2 acres as a PUD

Medium
Density

Not Allowed

Only on lots larger
than 4,356 ft²

Only on lots larger
than 8,712 ft²

Only as a PUD, to
have more than 1
principal building

Allowed

High
Density

Lets Discuss

Allowed

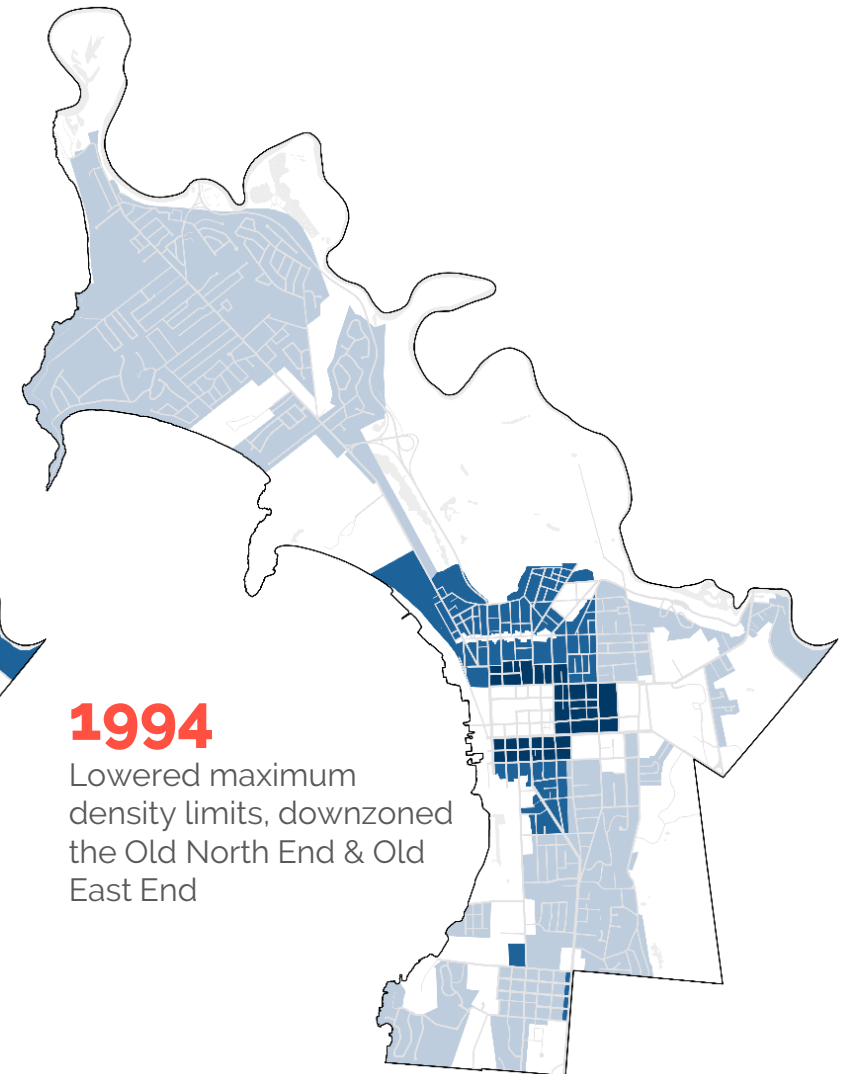
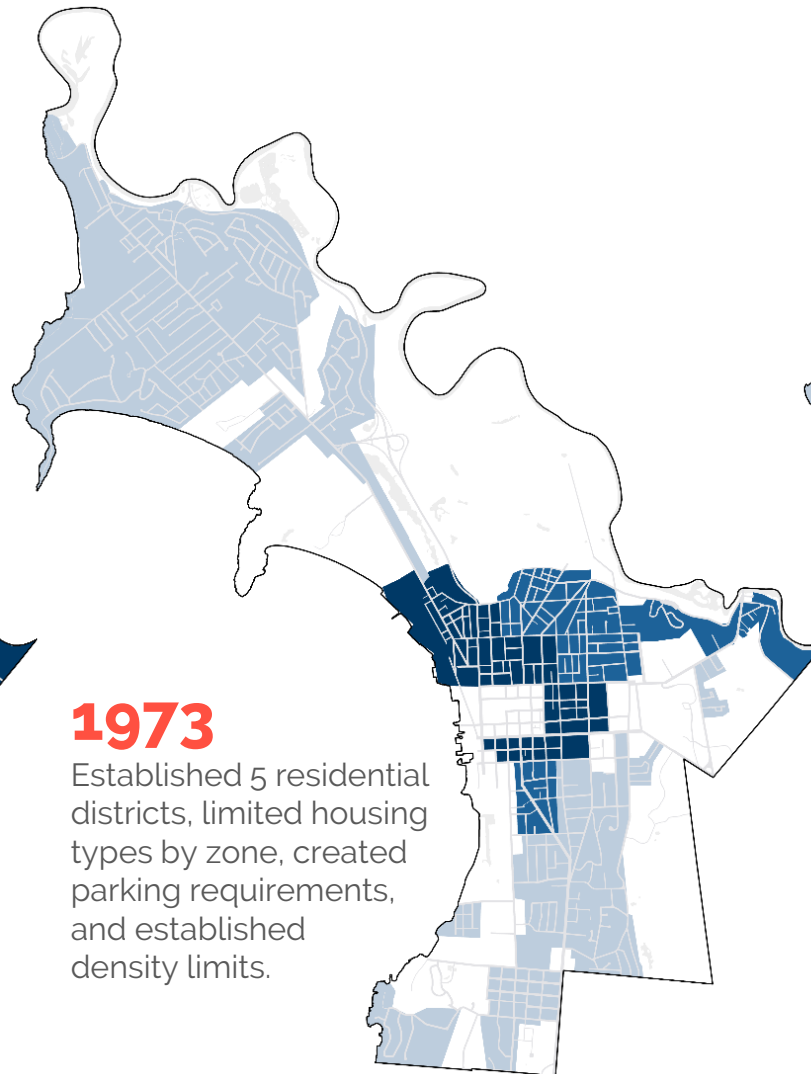
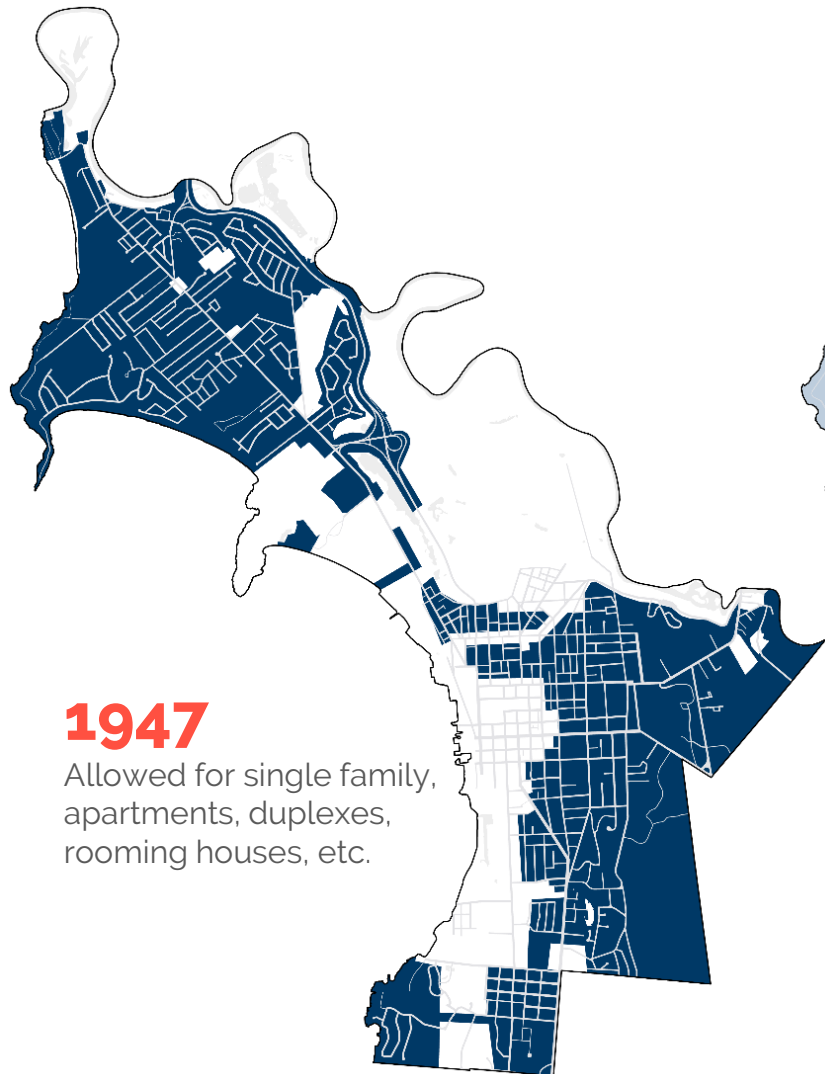
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Allowed

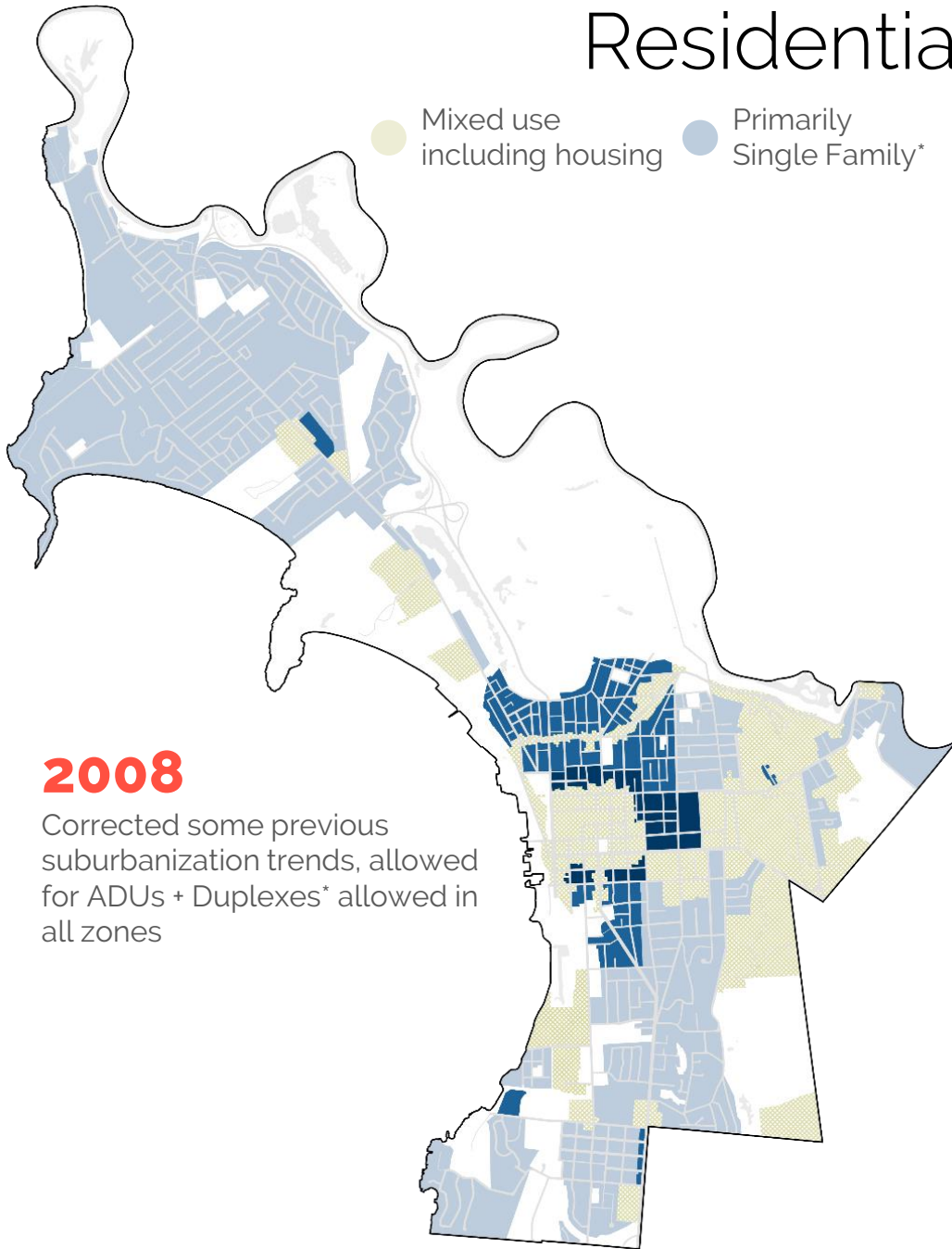
Residential Zoning **The Abbreviated History**

● Primarily Single Family* ● Some Middle Housing ● Mix of Housing Types



Residential Zoning **The Abbreviated History**

- Mixed use including housing
- Primarily Single Family*
- New Middle Housing Citywide
- Greater Housing Mix in core neighborhoods
- Higher Intensity areas & Major Corridors



2008

Corrected some previous suburbanization trends, allowed for ADUs + Duplexes* allowed in all zones

some standards don't reflect **what's already built.**

In the areas of the City that are zoned low and medium density today:

Approx. **40% of properties don't conform to today's zoning** due to the housing type, density, and/or lot size.

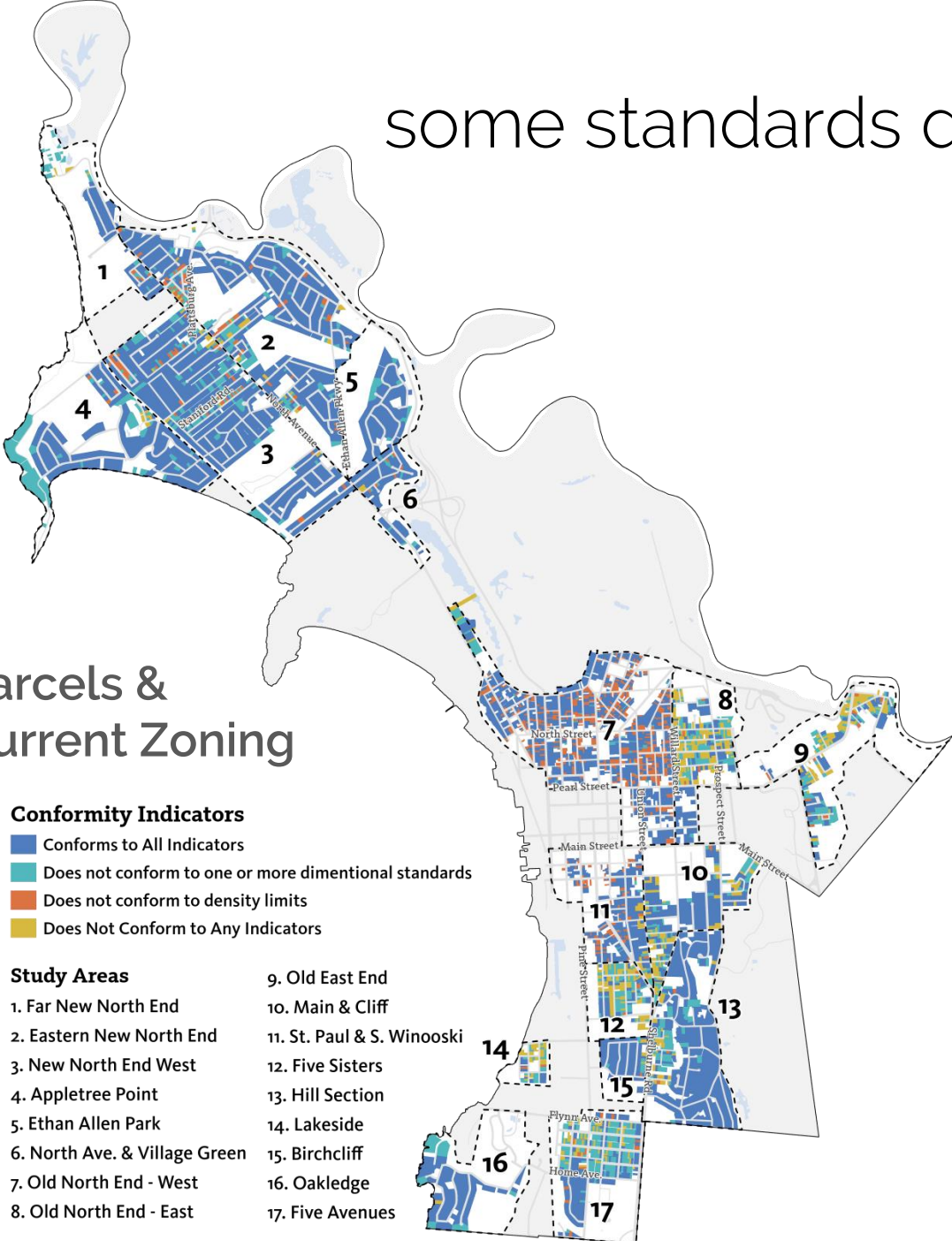
Parcels & Current Zoning

Conformity Indicators

- Conforms to All Indicators
- Does not conform to one or more dimentional standards
- Does not conform to density limits
- Does Not Conform to Any Indicators

Study Areas

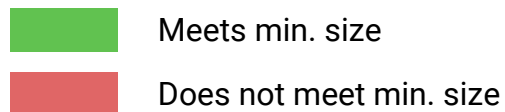
- | | |
|-------------------------------|----------------------------|
| 1. Far New North End | 9. Old East End |
| 2. Eastern New North End | 10. Main & Cliff |
| 3. New North End West | 11. St. Paul & S. Winooski |
| 4. Appletree Point | 12. Five Sisters |
| 5. Ethan Allen Park | 13. Hill Section |
| 6. North Ave. & Village Green | 14. Lakeside |
| 7. Old North End - West | 15. Birchcliff |
| 8. Old North End - East | 16. Oakledge |
| | 17. Five Avenues |



some standards effectively prohibit **what
code seems to allow.**

**Duplexes are allowed* in all
residential districts, but
half of properties don't
meet requirements for
minimum lot size or width in
order to have one.**

Parcels in RL & RM



some standards **don't relate to perceived scale.**

Cedar St - 15 units/acre



Cedar St - 80 units/acre



N. Champlain - 10 units/acre



Allen St. - 53 units/acre

Density limits that regulate how many units can be built based on the size of a property.

Four classic Old North End homes are all home to a duplex, but **vary from 10 units/acre to 80 units/acre.**

Standard doesn't "read" to the average passerby, encourages larger buildings as lots get bigger, and discourages smaller housing types from being created.

some standards **limit future housing options.**

Zoning standards that **don't allow a range of housing types or flexible lots.**

Example cottage court on a 1-acre New North End lot. Could allow for five additional single-family homes (owner or rental), with ample open space and off-street parking.



Conceptual site design and renderings by Opticos Design

some standards **limit future housing options.**

Zoning standards that **make it difficult to create multiple small buildings on a large lot.**

Example fourplex on a corner lot on North Ave. Could allow for four additional homes in a “house size” building, with off-street parking and walking distance to daily amenities.



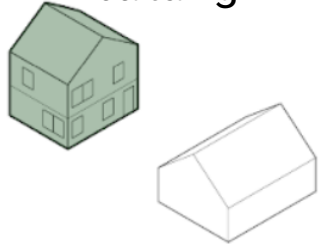
Conceptual site design and renderings by Opticos Design

Summary of **Code Recommendations**

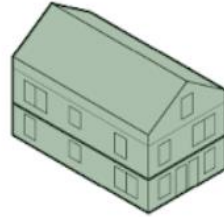


Code aims to enable **more of these housing types**

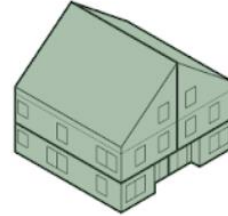
Single family home & back lot building



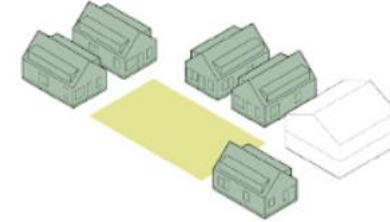
Duplex



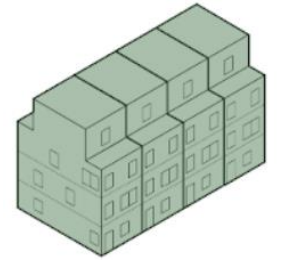
Fourplex



Cottage Court



Townhouse



Existing Zoning Standards

Low Density

Allowed

Allowed

Allowed

Allowed

In Some Locations

Medium Density

Allowed

Allowed

Allowed

Allowed

Allowed

High Density

Lets Discuss

Allowed

Allowed

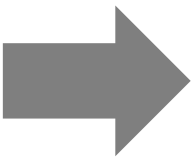
Lets Discuss

Allowed

Residential Zoning **Proposed**

- Mixed use including housing
- Primarily Single Family*
- New Middle Housing Citywide
- Greater Housing Mix in core neighborhoods
- Higher Intensity areas & Major Corridors

2008
Corrected some previous suburbanization trends, allowed for ADUs + Duplexes* allowed in all zones



Neighborhood Code
Enable up to **4 units citywide**, greater **flexibility** in older walkable neighborhoods and along major corridors

Proposed solutions to existing limitations

Current Limitations

- Zoning districts that don't reflect some neighborhoods' patterns
- Zoning requirements that limit the use of existing lots and homes
- Lack of context sensitive zoning standards
- Discretionary review processes for middle housing types
- Current standards are difficult to envision or follow

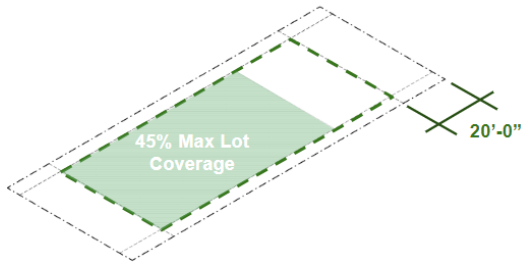
Proposed Solutions

- Update district boundaries
- Decouple building form from lot size (i.e. alternative to density regulations)
- Middle housing types by-right per HOME Act
- New standards for back lot buildings, smaller lots, and flexible subdivision methods
- New standards for building footprint, massing & units, specific to residentially zoned areas
- New standards for building footprint, massing
- Rules for special housing types
- Standards provide clarity on what can be built, simplified where possible

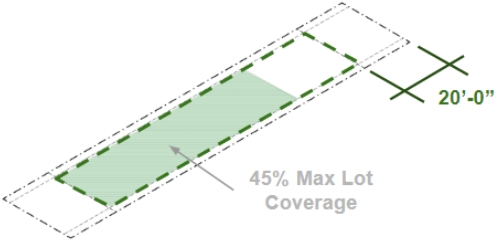
Core Zoning Standards Recommendations

Smaller Min. Lot Size & Rear Setback + Higher Lot Cover Limits

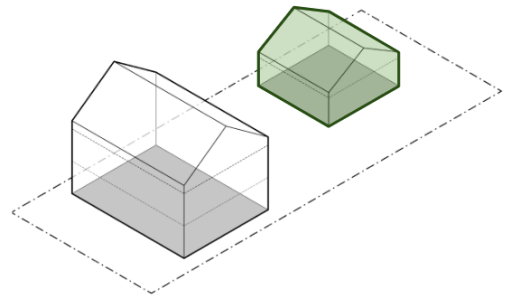
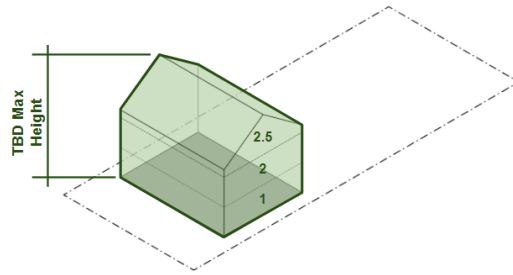
Low Density (RL) - Wide Parcel



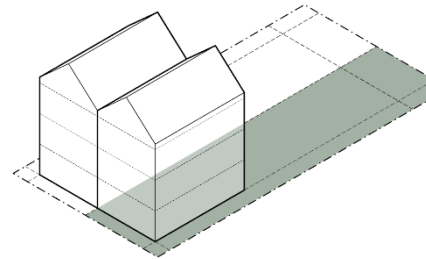
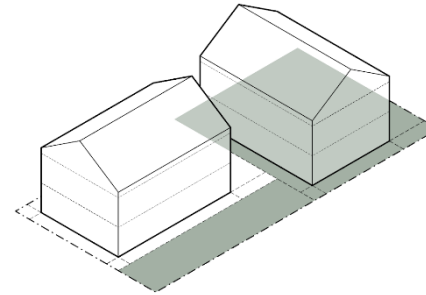
Low Density (RL) - Narrow Parcel



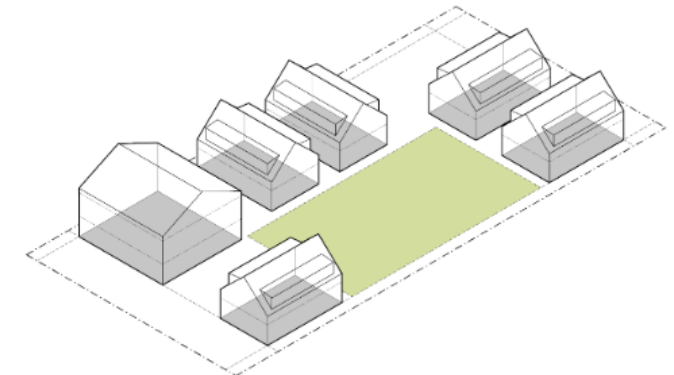
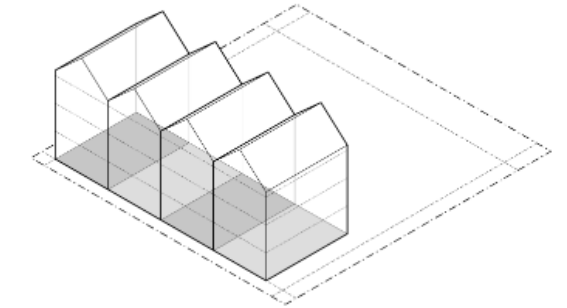
Replace Density Limits with Standards that guide building mass



Solutions to create new lots for infill and/or forms of ownership

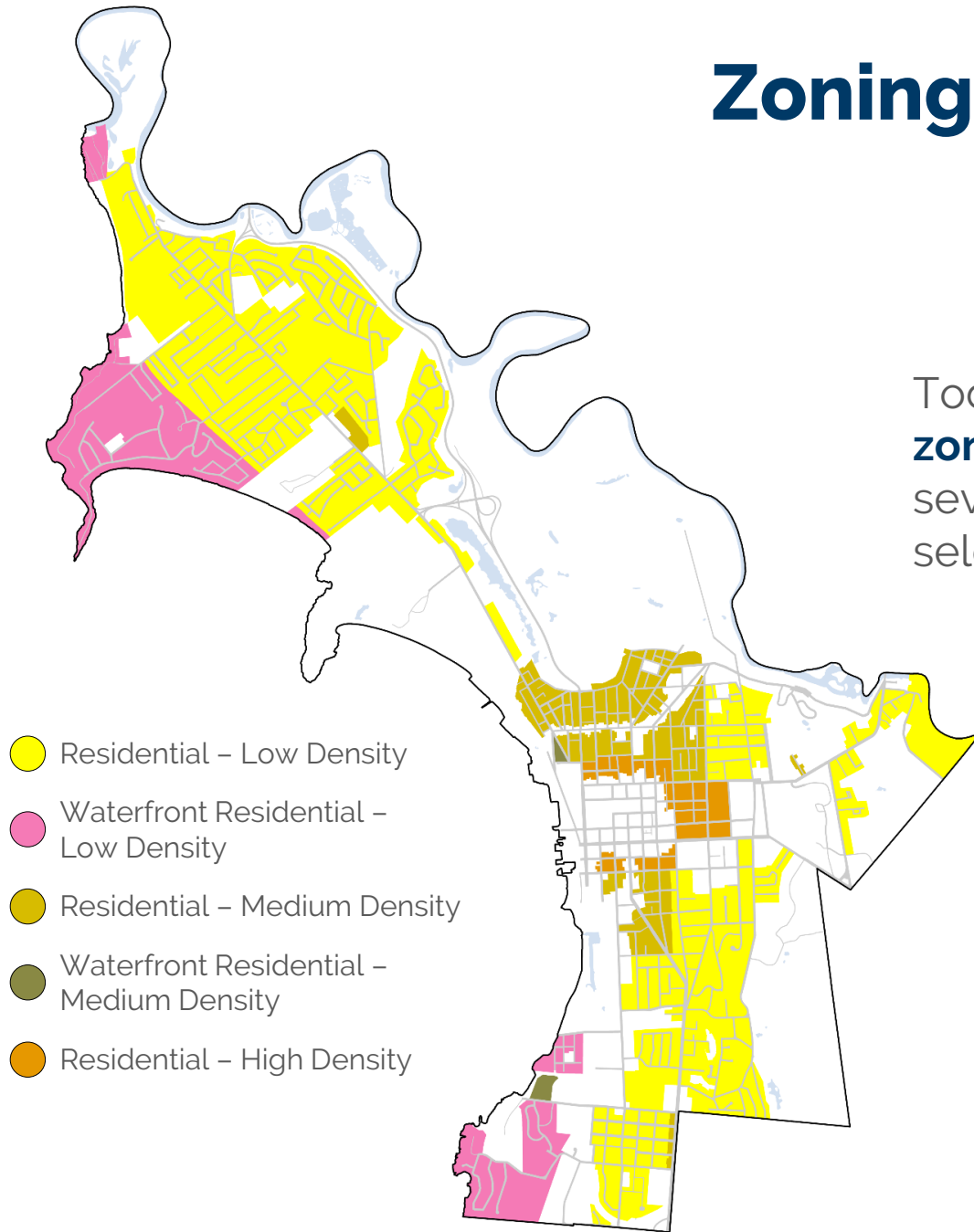


Standards to guide creation of Cottage Courts + Townhomes



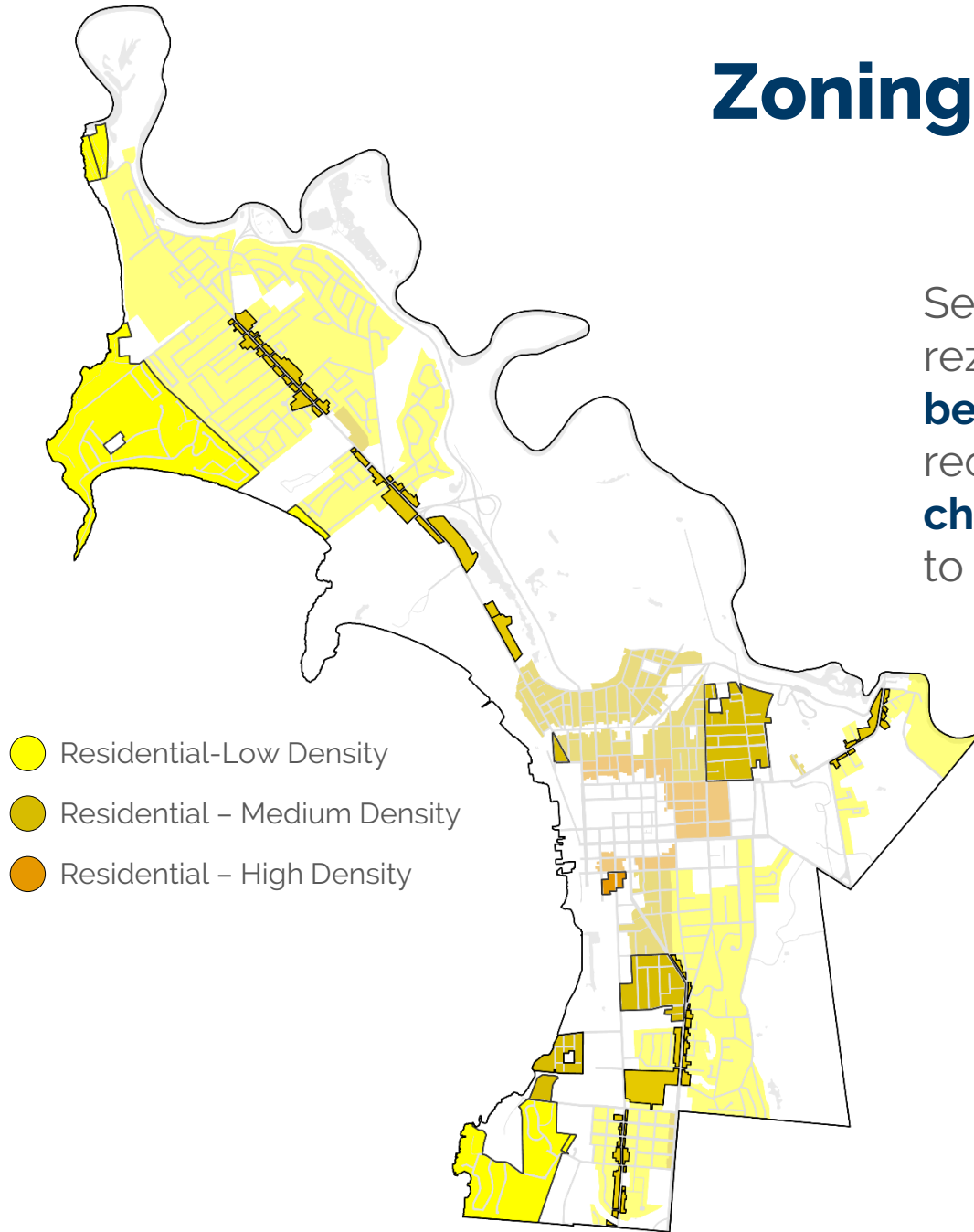
Zoning Map Change Recommendations

Today, there are 5 **residential zoning districts citywide**, plus several overlay districts for select areas.

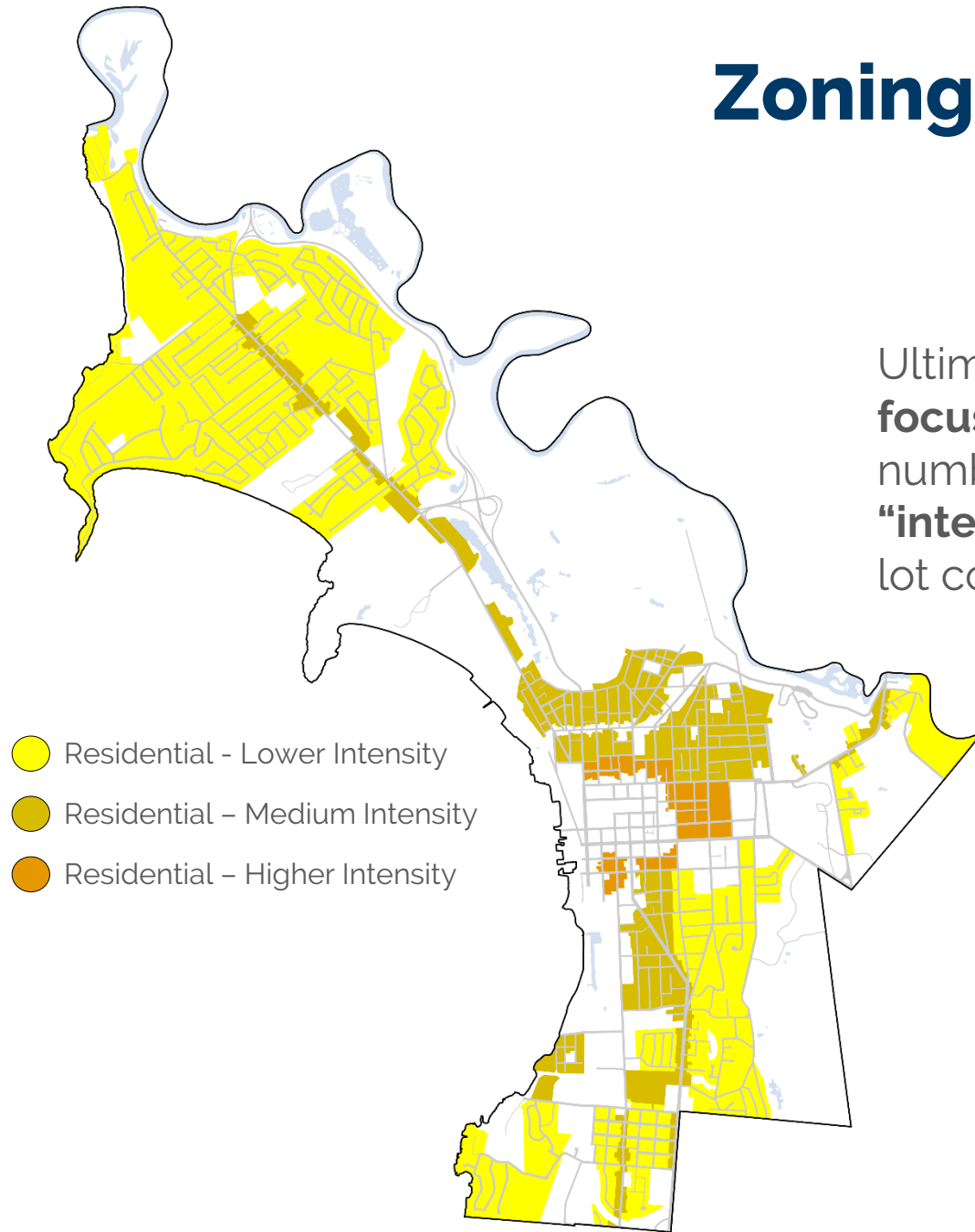


Zoning Map Change Recommendations

Several areas of the city proposed to be rezoned to more closely **match what has been built**, and to advance planBTV recommendations for **more housing choices along major corridors**, as well as to **simplify redundant zones**.



Zoning Map Change Recommendations



Ultimately, differences between districts **focused less on “density”** in terms of number of units per acre, and **more on “intensity”** in terms of building size and lot coverage.

Related Standards & Ongoing Issues



PC requested review of all related standards & considerations for residential districts.

Future Committee Discussions

- Many related standards to facilitate implementation of new residential standards
- Any expansion of allowable neighborhood commercial uses, particularly in some areas
- Other potential related discussions or standards

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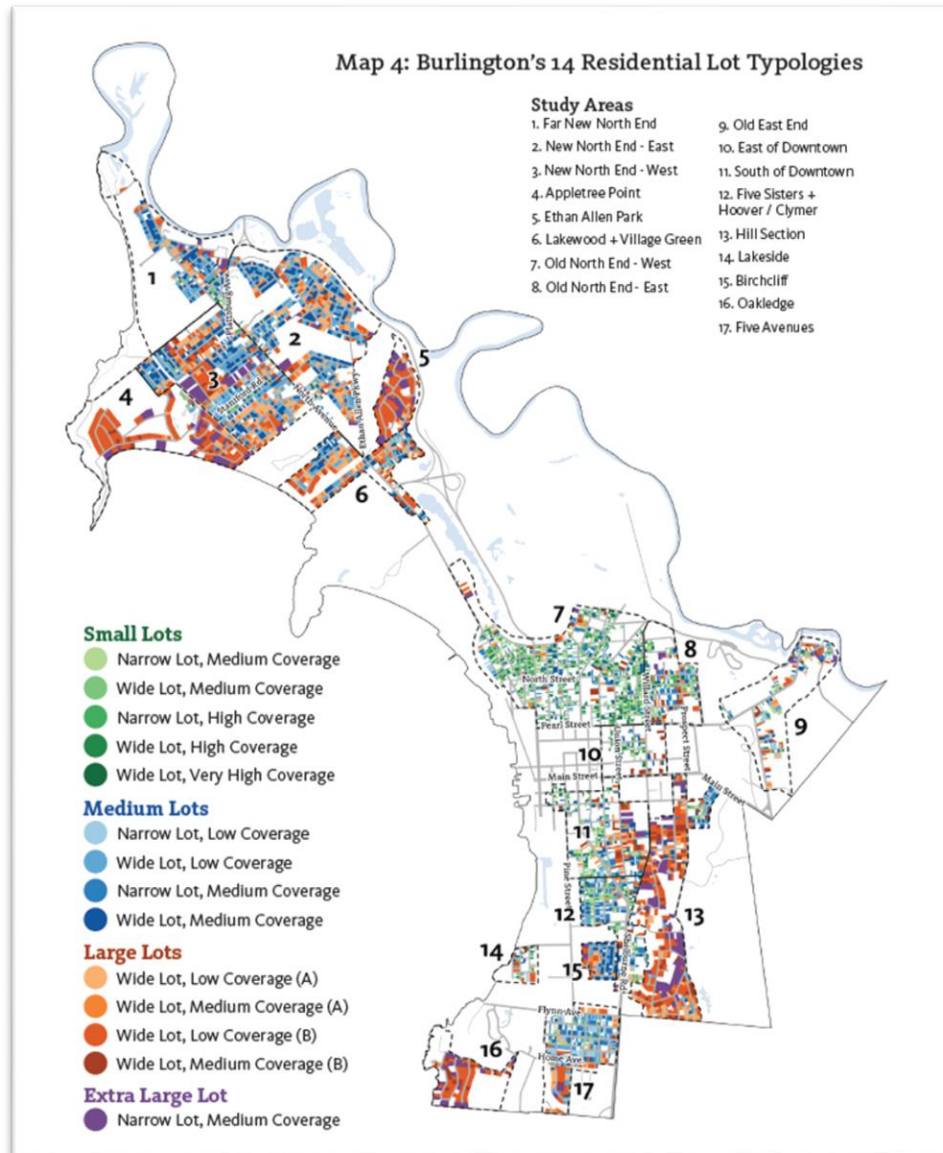
"The Construction Zone" – i.e. Not in Scope

- Historic Preservation Plan & related ordinance updates- dept. near term project.
- planBTV New North End & bigger decisions about future land use- dept. near term project.
- Potential building/fire code limits and/or alternative approaches
- Incentivizes for more owner-occupancy in newly allowed housing types (i.e. funding)
- Technical/financial assistance for "small developers"
- Some related technical amendments that don't require Joint Committee's focus

Considerations informing the recommendations



Analyses of Existing Patterns & Limits



City's Neighborhood Code Part 1 report synthesizes background considerations:

- Summarized **how the city's neighborhoods fit** into the overall land use planning framework in the City's comprehensive plan and provided **key housing data**.
- Identified **existing zoning barriers** to realizing additional middle housing, specifically through a **CNU Code Audit** and **fit tests by Opticos Design Inc.**
- Provided an abbreviated **history of major changes** to the city's residential zoning standards.
- Identified areas **where there is a mismatch** between what has been built and what current zoning standards allow.
- Documented basic **elements of the built patterns** across the city's neighborhoods.

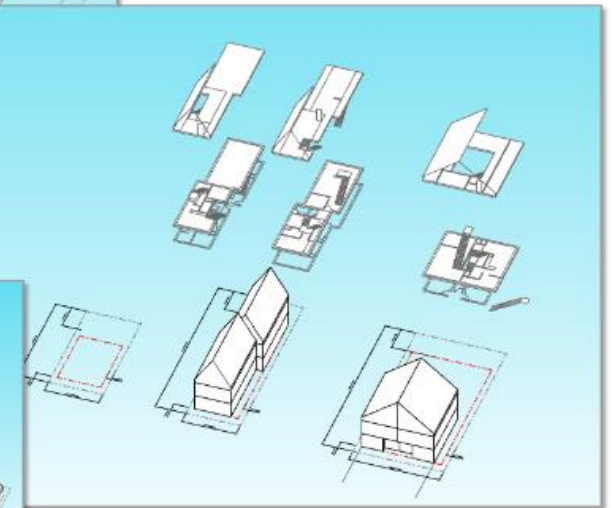
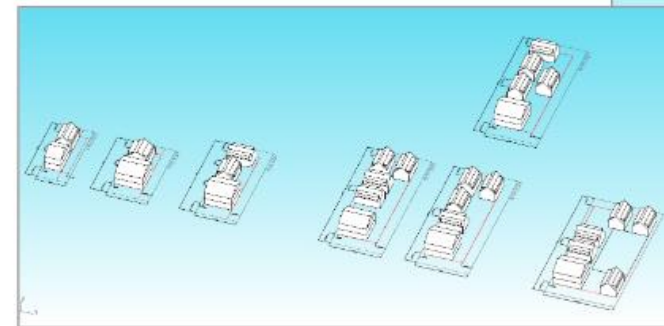
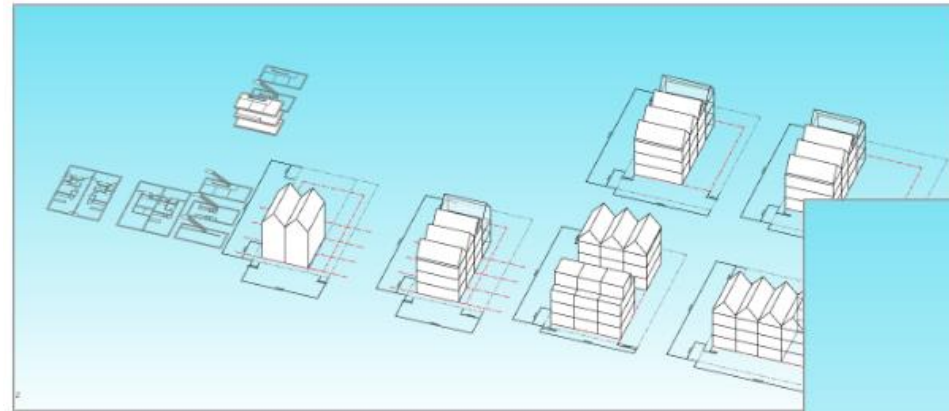
Testing the proposed standards



City's consultant providing technical support and testing of new standards

Greater New North End Architecture

RL - Greater New North End									
Small Ranch w/ garage or appendage	Cape	Cape w/ garage or appendage	Larger Ranch w/ garage or appendage	Split Level w/ garage	Single Two Story w/ garage	Embellished Two Story w/ garage	Two Family 1 Story	Two Family 2 Story	3+ Family 2 Story



Education Activities: Housing Needs + Potential



- Flicks in the Park Movie Screening: "OWNED: A Tale of Two Americas"
- AARP Missing Middle Walking Tours
- Burlington Housing Trivia Night
- EcoNorthwest Housing Equity Workshop
- AARP Coffee Chats
- Mornings with Miro

Feedback Opportunities

Housing Types & Locations



NEIGHBORHOOD #1

This neighborhood is primarily filled with one-story, single-family homes dispersed with duplexes, additional accessory dwelling units (ADUs), and a few limited, larger buildings on the corner where the residential street intersects with the busier road.

 Single Family Home These are typically one-story houses that can only have one residence. Throughout the city, these can range from small bungalow ranch homes to very large, historic 3 to 4 story homes. These homes are often on lots that are approximately 5,000 sq ft, but can also be found on lots that range from as small as 3,000 sq ft to lots of a quarter or half acre or more. 	 Single Family Home These are typically one-story houses that can only have one residence. Throughout the city, these can range from small bungalow ranch homes to very large, historic 3 to 4 story homes. These homes are often on lots that are approximately 5,000 sq ft, but can also be found on lots that range from as small as 3,000 sq ft to lots of a quarter or half acre or more. 	What would you build here? 	 Single Family Home These are typically one-story houses that can only have one residence. Throughout the city, these can range from small bungalow ranch homes to very large, historic 3 to 4 story homes. These homes are often on lots that are approximately 5,000 sq ft, but can also be found on lots that range from as small as 3,000 sq ft to lots of a quarter or half acre or more. 	 Accessory Dwelling Unit (ADU) Accessory dwelling units (ADUs) are secondary units that are located within or on the same property as a single-family home. ADUs are often found above a garage, in a basement, or on a detached cottage, and have been utilized widely in cities across the U.S. and here in Portland to meet the need for more housing for all. ADUs are typically 1-2 bedrooms and can be used as a rental or a second home. 	 Side-by-Side Duplex Side-by-side duplexes are typically two-story homes that include two residences side-by-side, sharing a wall. These residences are built on the same lot as a single-family home, which is often 5,000 sq ft, but can also be found on lots that range from as small as 3,000 sq ft to lots of a quarter or half acre or more. These homes can be found throughout the city, particularly in the downtown neighborhood. 
 Single Family Home These are typically one-story houses that can only have one residence. Throughout the city, these can range from small bungalow ranch homes to very large, historic 3 to 4 story homes. These homes are often on lots that are approximately 5,000 sq ft, but can also be found on lots that range from as small as 3,000 sq ft to lots of a quarter or half acre or more. 	What would you build here? 	What would you build here? 	 Rowed Duplex Rowed duplexes are homes that include two residences on a lot with one or two of the other sides of the lot. These residences are typically 1-2 bedrooms and can be used as a rental or a second home. These duplexes can be found throughout the city, particularly in the downtown neighborhood. 	 Live / Work This is a type of building that is used as a place of business or a place of work. These buildings are typically 2-3 stories and can be found throughout the city, particularly in the downtown neighborhood. 	

Drag and drop which of the housing types that you think would fit best in this neighborhood:



- **Community Conversation** (June)
- **Tabling Events:** Farmers Market, Juneteenth, Car-Free Day, Beach Bites
- **Industry Focus Groups**
- **AARP Coffee Chats**
- **Neighborhood Planning Assembly Presentations** (October + November)
- **Public Engagement Event** (November)
- **Joint Committee Public Forum**
- **Online Engagement Campaign**

Themes from Discussions



- **General support for more housing and housing type choice** in neighborhoods due to positive impact on the environment as well as residents' quality of life.
 - Number of home/property owners interested in building new ADU's & other units
- **Variety of opinions about how permissive this code should be:**
 - Interest and excitement in neighborhood-scale housing, particularly types similar to ADUs, with some wanting larger buildings limited to selected areas
 - Desire for housing typologies to fit the general context of the neighborhood
 - Current proposals don't go far enough in terms of density to bend the curve on the housing and climate crises, and overcome cost of construction
- Strong **desire for Neighborhood Code to support home ownership**, some concern in some neighborhoods about housing being mainly rentals
- Concern about limitations of implementing zoning changes due to **construction costs and cost of complying with other codes**



Committee Q&A and Discussion

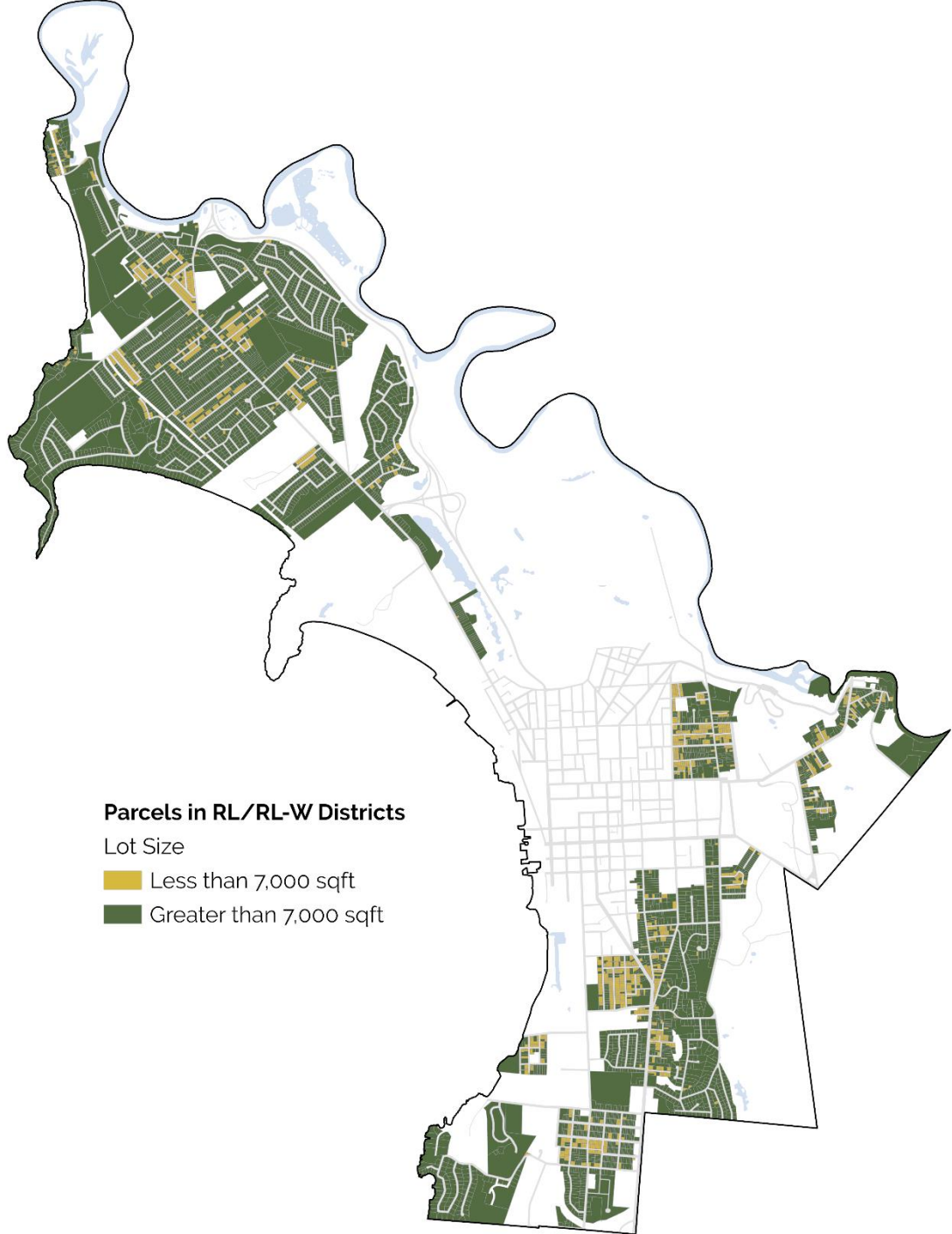


Next Meeting

City consultant will attend to present greater detail on proposed standards:

- *Deeper dive on core recommended zoning standard changes and map changes*
- *Why is this the recommended approach?*
- *How will this impact different parts of the City?*
- *Discussion with Committee about this recommended approach as a baseline for related issues*

Join us in-person in Contois Aud. at City Hall on October 17 @ 6:30pm
(virtual option available)



Parcels in RL/RL-W Districts

Lot Size

Less than 7,000 sqft

Greater than 7,000 sqft