

## ARTICLE 4: ZONING MAPS AND DISTRICTS

*Introduction: This Article of the Burlington Comprehensive Development Ordinance establishes zoning districts throughout the city and the district-specific uses, standards and regulations for each. It also establishes a series of overlay districts which modify the underlying regulations in special or specific circumstances.*

<b>ARTICLE 4: ZONING MAPS AND DISTRICTS .....</b>	<b>1</b>
Sec. 4.0    Intent & Authority .....	1
<b>PART 1: ZONING MAP .....</b>	<b>2</b>
Sec. 4.1.1    Title .....	2
Sec. 4.1.2    Loss or Damage .....	2
Sec. 4.1.3    Amendments & Revisions .....	2
Sec. 4.1.4    Interpretation of District Boundaries .....	3
<b>PART 2: OFFICIAL MAP .....</b>	<b>3</b>
Sec. 4.2.1    Authority and Purpose .....	3
Sec. 4.2.2    Downtown and Waterfront Core Official Map Established .....	5
Sec. 4.2.3    Permit Denial Regarding Official Map Parcels .....	7
<b>PART 3: ZONING DISTRICTS ESTABLISHED .....</b>	<b>7</b>
Sec. 4.3.1    Base Districts Established: .....	7
Sec. 4.3.2    Overlay Districts Established: .....	8
<b>PART 4: BASE ZONING DISTRICT REGULATIONS .....</b>	<b>9</b>
Sec. 4.4.1    Downtown Mixed Use Districts .....	10
Sec. 4.4.2    Neighborhood Mixed Use Districts .....	26
Sec. 4.4.3    Enterprise Districts .....	31
Sec. 4.4.4    Institutional District .....	34
Sec. 4.4.5    Residential Districts .....	36
Sec. 4.4.6    Recreation, Conservation and Open Space Districts .....	49
Sec. 4.4.7    Urban Reserve District .....	52
<b>PART 5: OVERLAY ZONING DISTRICT REGULATIONS .....</b>	<b>54</b>
Sec. 4.5.1    Design Review Overlay District .....	54
Sec. 4.5.2    Institutional Core Campus Overlay Districts .....	57
Sec. 4.5.3    RH- Density Bonus Overlay District .....	72
Sec. 4.5.4    Natural Resource Protection Overlay (NR) District .....	75
Sec. 4.5.5    RL Larger Lot Overlay District .....	93
Sec. 4.5.6    Mouth of the River Overlay District .....	95
Sec. 4.5.7    Centennial Woods Overlay District .....	98
Sec. 4.5.8    Downtown Mixed Use Core Overlay (DMUC) District .....	99

### **Sec. 4.0 Intent & Authority**

These regulations are enacted under the provisions of 24 V.S.A. Chapter 117 with the

The total gross floor area dedicated to the additional inclusionary housing shall be equivalent to the gross floor area resulting from the additional allowance.

**B. Senior Housing:**

A maximum of an additional 10-feet of building height, and corresponding FAR, may be permitted at the discretion of the DRB in the NAC and NAC-Riverside districts where no less than twenty-five per cent (25%) of the total number of onsite units are reserved for low-moderate income senior households as defined by state or federal guidelines, including no less than ten percent (10%) reserved for low-income households. The total gross floor area dedicated to the senior housing shall be equivalent to the gross floor area resulting from the additional allowance.

**C. Maximum Bonus:**

In no case shall any development bonuses or allowances granted, either individually or in combination, enable a building to exceed the maximum FAR and maximum building height permitted in any district as defined below:

<b>Table 4.4.2 -2: Maximum FAR and Building Heights with Bonuses</b>		
	<b>Maximum FAR</b>	<b>Maximum Height</b>
<b>NAC</b>	3.0 FAR	45 feet
<b>NAC-Riverside</b>	3.0 FAR	45 feet

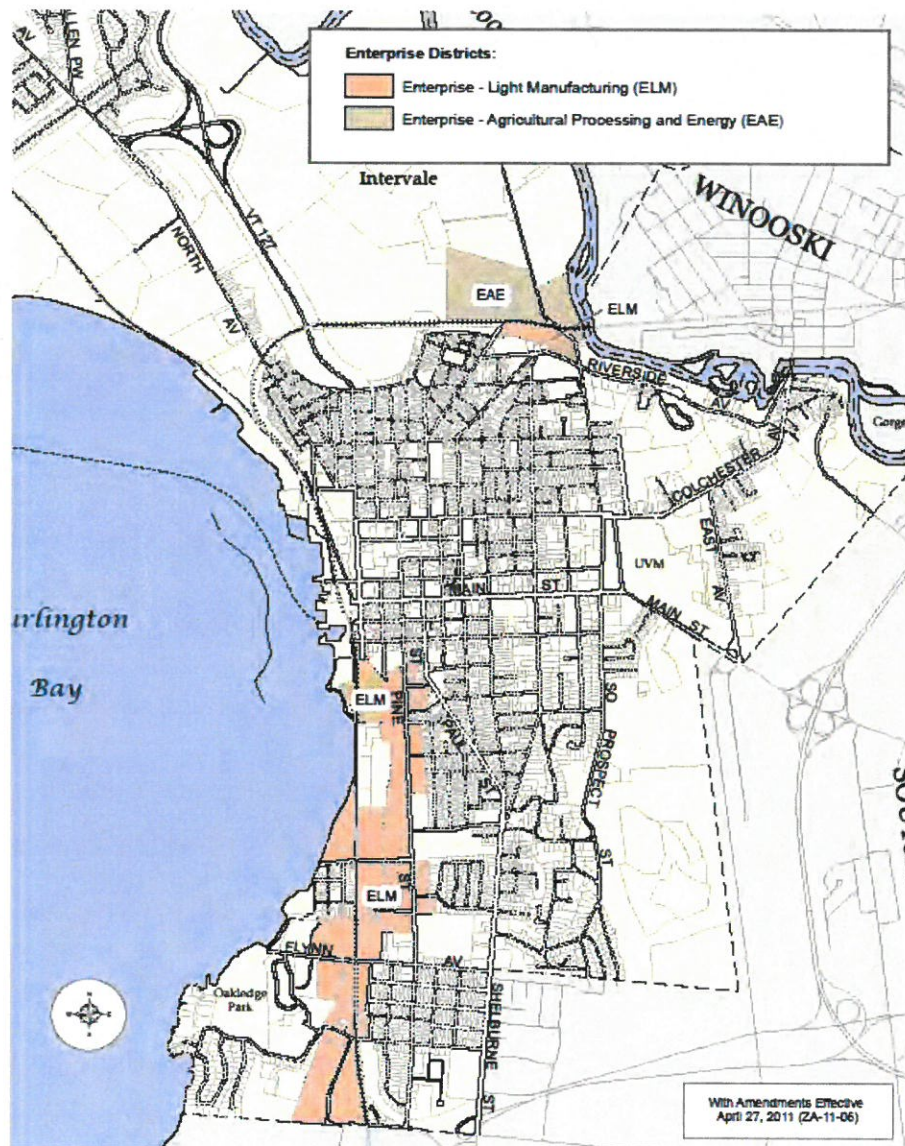
**Sec. 4.4.3 Enterprise Districts**

**(a) Purpose:**

The 2 Enterprise districts as illustrated in **Map 4.4.3-1** are described as follows:

1. The **Light Manufacturing (E-LM)** district is the primary commercial/industrial center of Burlington, and is intended primarily to accommodate enterprises engaged in the manufacturing, processing, distribution, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment without potential conflicts from interspersed residential uses. Other accessory commercial uses are allowed to support a wide range of services and employment opportunities. This district is intended to ensure that sufficient land area is appropriately designated within the city to provide an adequate and diversified economic base that will facilitate high-density job creation and retention. This district is primarily intended to provide for industrial uses suitable for location in areas of proximity to residential development. Development is intended to respect interspersed historic industrial buildings, and reflect the industrial aesthetic of the district's past. Parking is intended to be hidden within, behind, or to the side of structures.
2. The **Agricultural Processing and Energy (E-AE)** district is intended primarily to accommodate enterprises engaged in the manufacturing, processing, and distribution of agricultural goods and products, and those related to the generation of energy from renewable sources. This district is intended to serve as a community of manufacturing and service businesses that work together to improve their environmental and

economic performance. By working together they will reduce the use of raw materials, reduce outputs of waste, conserve energy and water resources, and reduce transportation requirements. Businesses with this district are encouraged to build linkages between themselves to coordinate the flows of energy and materials for maximum efficiency. Development should be designed with close attention paid to the principles of sustainable development and green building technologies. Parking is intended to be hidden within, behind, or to the side of primary structures.



**Map 4.4.3-1 Enterprise Districts**

**(b) Dimensional Standards and Density**

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

**Table 4.4.3 -1 Dimensional Standards and Density**

Districts	Max. Intensity (floor area ratio <sup>1</sup> )	Max. Lot Coverage <sup>1</sup>	Minimum Building Setbacks <sup>1</sup> (feet)			Max. Height <sup>1</sup> (feet)
			Front	Side	Rear <sup>3</sup>	
<b>Light Manufacturing</b>	2.0 FAR	80%	5 min	0 <sup>2</sup>	10% <sup>2</sup>	45'
<b>Agricultural Processing and Energy</b>	0.75 FAR	60%	10 min	10 min	10 min	45'

1 – Floor area ratio is further described in **Art 5**. Measurement of and exceptions to coverage, setback, and height standards are found in **Art 5**. Actual maximum build out potential may be reduced by site plan and architectural design considerations of **Art 6**.

2 – Structures shall be setback a minimum of 25-feet along any zoning district boundary line that abuts a residential zoning district. Lots of record existing as of September 9, 2015 that are split by enterprise and residential zones are exempt from this district boundary setback.

3 – Percentage of the lot depth.

**(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 Enterprise districts shall be as defined in **Appendix A – Use Table**.

**(d) District Specific Regulations:****1. Convenience Stores.**

The following shall apply to the review and approval of convenience stores in the E-LM district in addition to the provisions for the review of Conditional Uses under **Art. 3** and General Regulations for convenience stores under **Art 5**:

- A. Convenience stores in the E-LM district shall only be allowed on properties fronting on Pine Street, and must be sited at least 2,000 linear feet, measured lot line to lot line, from any other convenience store in the E-LM district;
- B. A convenience store shall not contain more than 5,000 square feet of gross floor area;
- C. If located at a street intersection, the nearest edge of any curb cut shall be located as far as possible from any intersections with a minimum distance of 50 feet from an intersection as measured from the corner of and along the lot line of the site;
- D. Approval shall be granted only if, in addition to the general conditional use standards listed in **Sec. 3.5.6**, the DRB determines that a proliferation of

convenience stores is not threatening the primary intent of the E-LM district for industrial purposes, as stated in **Section 4.4.3 (a) 1**; and,

- E. Convenience stores that obtain a conditional use permit within the E-LM District may include gasoline pumps provided the total square footage occupied by pumps, pump islands and vehicular space(s) at a pump filling station is the lesser of 1,850 s.f. or 50% of the gross floor area of the enclosed convenience store.

#### **Sec. 4.4.4 Institutional District**

##### **(a) Purpose:**

The **Institutional District (I)** as illustrated in **Map 4.4.4-1** allows for an increased development scale and intensity than would typically be found in the adjacent residential districts to support continued growth and flexibility of the city's major educational and health care institutions within their respective institutional missions. New development is intended to be sensitive the historic development pattern of the existing campuses as well as the surrounding residential neighborhoods.

The district is intended to support broad range of related uses reflecting the resident institution's role as regional educational, health care, cultural and research centers. Buildings should be designed with a high level of architectural detailing to provide visual interest and create enjoyable, human-scale spaces. Sensitive transitions between adjacent lower scale residential areas and larger scale institutional development should be provided. Sites should be designed to be pedestrian friendly and encourage walking between buildings. Where parking is provided onsite, it is intended to be hidden behind, to the side, within, or underneath structures.