

Department of Planning and Zoning

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Burlington Planning Commission Report Municipal Bylaw Amendment

ZA-14-05 – Neighborhood Mixed-Use (NMU) District Boundary Adjustment
ZA-14-06 – Parking requirements for cafes in Shared Use District

This report is submitted in accordance with the provisions of 24 V.S.A. §4441(c).

Explanation of the proposed bylaw, amendment, or repeal and statement of purpose:

The proposed amendments to the City's zoning regulations are intended to:

- **ZA-14-05** - to expand the Neighborhood Mixed Use district boundary along the west side of Bright Street to include 47 Bright Street in order to facilitate re-development.
- **ZA-14-06** - remove off-street parking requirement for cafes in the Shared Use Parking District.

Conformity with and furtherance of the goals and policies contained in the municipal development plan, including the availability of safe and affordable housing:

ZA-14-05 - This revision of the ordinance adjusts the boundary of the mixed-use zoning district within the old north end of the city and will therefore enable the combining of parcels and redevelopment of a housing project in this area.

ZA-14-06 – This revision of the ordinance will remove parking requirement for cafes in the shared use parking district, therefore affording more flexibility for sharing of parking resources between adjacent uses in this more intensive developed area of the city.

Compatibility with the proposed future land uses and densities of the municipal development plan:

All proposed amendments are compatible with proposed future land uses and densities identified in the Municipal Development Plan and further the goals of the MDP in creating denser development and adding activities to the core areas of the city.

Implementation of specific proposals for planned community facilities:

Revisions to the bylaws are not specifically intended to make accommodations for planned community facilities.

Burlington Planning Commission

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PUBLIC HEARING NOTICE

Burlington Comprehensive Development Ordinance

PROPOSED

ZA-14-05 – Neighborhood Mixed-Use (NMU) District Boundary Adjustment

ZA-14-06 – Parking requirements for cafes in Shared Use District

Pursuant to 24 V.S.A. §4441 and §4444, notice is hereby given of a public hearing by the Burlington Planning Commission to hear comments on proposed amendments to the City of Burlington's *Comprehensive Development Ordinance* (CDO). The public hearing will take place on **Tuesday, November 26, 2013** beginning at **7:00pm** in room #12, on the ground floor of Burlington City Hall, 149 Church Street, Burlington VT.

Pursuant to the requirements of 24 V.S.A. §4444(b):

Statement of purpose: the proposed amendments to the Burlington CDO are to:

- **ZA-14-05** - to expand the Neighborhood Mixed Use district boundary along the west side of Bright Street to include 47 Bright Street in order to facilitate re-development.
- **ZA-14-06** - remove off-street parking requirement for cafes in the Shared Use Parking District.

Geographic areas affected: the proposed amendments are applicable to the following areas in the City of Burlington:

ZA-14-05 – Old North End Neighborhood Mixed-Use (NMU) District

ZA-14-06 – Shared Use Parking District

List of section headings affected:

ZA-14-05 - Burlington CDO Map 4.3.1-1 Base Zoning Districts, Map 4.4.2-1 Neighborhood Mixed Use Districts, Map 4.4.5-1 Residential Zoning Districts and Map 8.1.3-1 Parking Districts
ZA-14-06 – Burlington CDO Table 8.1.8-1 Minimum Off-Street Parking Requirements

The full text of the *Burlington Comprehensive Development Ordinance* and the proposed amendments are available for review at the Department of Planning and Zoning, City Hall, 149 Church Street, Burlington Monday through Friday 8:00 a.m. to 4:30 p.m. or on the department's website at www.burlingtonvt.gov/pz.

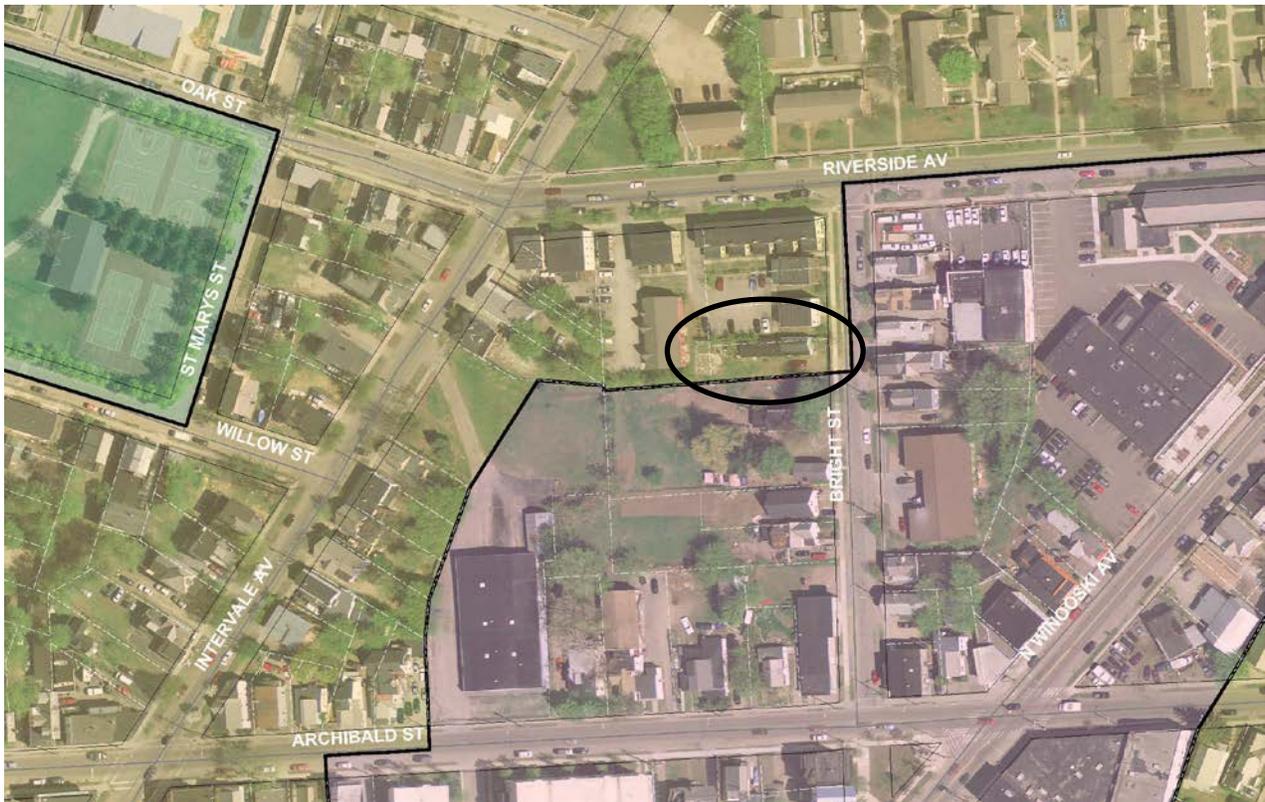
Burlington Comprehensive Development Ordinance

PROPOSED ZA-14-05 – Neighborhood Mixed Use District Expansion

As warned by the Planning Commission for public hearing on November 26, 2013

Changes shown (underline to be added, ~~strike-out~~ to be deleted) are proposed changes to the *Burlington Comprehensive Development Ordinance*.

Purpose: This proposed amendment to the Comprehensive Development Ordinance is to expand the Neighborhood Mixed Use district boundary along the west side of Bright Street to include 47 Bright Street in order to facilitate re-development.



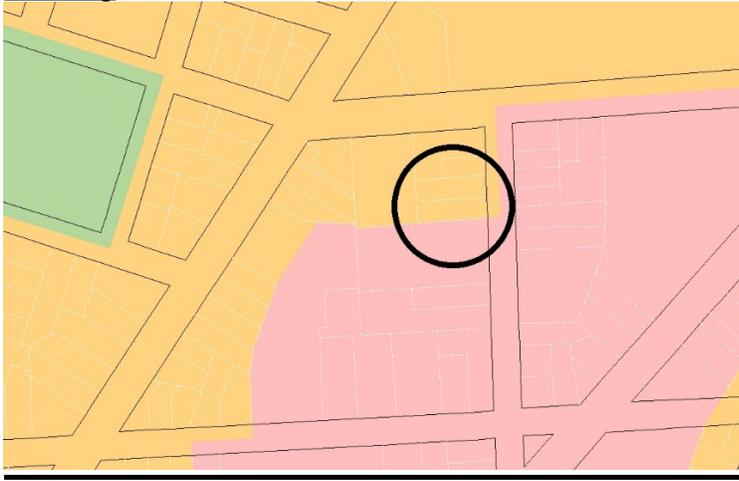
Maps to be amended

4.3.1-1 Base Zoning Districts

4.4.2-1 Neighborhood Mixed Use Districts

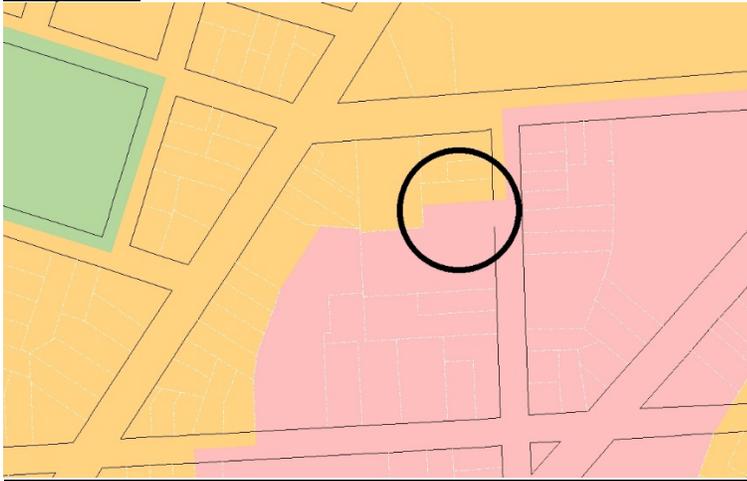
4.4.5-1 Residential Zoning Districts

Existing:



Residential – Medium Density

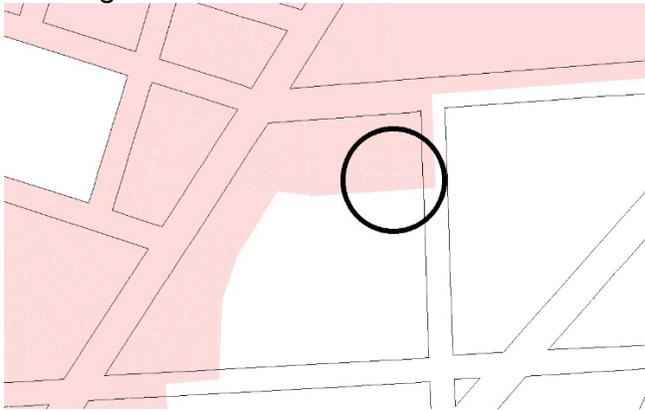
Proposed:



Neighborhood Mixed Use

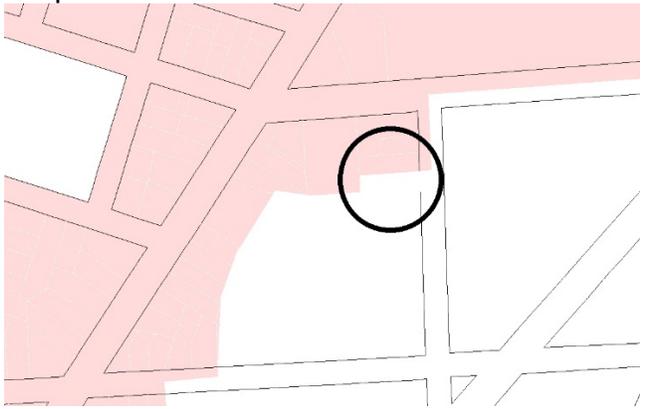
8.1.3-1 Parking Districts

Existing:



Neighborhood Parking District

Proposed:



Shared Use Parking District

Burlington Comprehensive Development Ordinance

PROPOSED ZA-14-06 – Removal of parking requirement for cafes in Shared Use District

As warned by the Planning Commission for public hearing on November 26, 2013

Changes shown (underline to be added, ~~strike-out~~ to be deleted) are proposed changes to the *Burlington Comprehensive Development Ordinance*.

Purpose: This proposed amendment to the Comprehensive Development Ordinance is to remove off-street parking requirement for cafes in the Shared Use Parking District.

Table 8.1.8-1 Minimum Off-Street Parking Requirements			
	Neighborhood Districts	Shared Use Districts	Downtown Districts
*****	*****	*****	*****
NON-RESIDENTIAL USES	Per 1,000 square feet of gross floor area (gfa) except as noted		
*****	*****	*****	*****
Café (per four (4) seats)	1	1 <u>None</u>	None
*****	*****	*****	*****

Balance of Table 8.1.8-1 As written.