

## Burlington Planning Commission

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Vacant, Youth Member



## Burlington Planning Commission

### REGULAR MEETING

**Tuesday, March 26, 2013 - 6:30 P.M.**

Conference Room #12, Ground Floor, City Hall, 149 Church Street

### AGENDA

*Note: times given are  
approximate unless  
otherwise noted.*

I. **Agenda**

II. **Public Forum** - Time Certain: 6:35 pm

The Public Forum is an opportunity for any member of the public to address the Commission on any relevant issue.

III. **Report of the Chair (5 min)** – Yves Bradley, Chair

IV. **Report of the Director (5 min)** – David E. White, Director

V. **Public Hearing: ZA-13-05, ZA-13-08, ZA-13-09 and ZA-13-10 (30min)** Time Certain 7:00pm

The Commission will hold a public hearing on the following proposed amendments to the Comprehensive Development Ordinance:

1. **ZA-13-05 - Nonconforming Structures Demolition** - This proposed amendment to the Comprehensive Development Ordinance aims to allow retention of existing setback nonconformity for replacement of demolished buildings. (Modify Section 5.3.5 (b))
2. **ZA-13-08 – Residential Side/Rear Yard Setback Encroachments** - This proposed amendment to the Comprehensive Development Ordinance allows for a pre-existing encroachment into a side or rear yard residential district setback to be expanded vertically (up) provided it does not increase the horizontal encroachment and the height does not exceed the height of the pre-existing structure. The second part of this amendment also allows for an alternative calculation of required residential side yard setbacks based on the average of neighboring properties. (Modify Section 5.3.5 (a) 1, Table 4.4.5-3 & Section 5.2.5 (a) 2 & (b) 7)
3. **ZA-13-09 – Community Centers** – This proposed amendment to the Comprehensive Development Ordinance restores “community centers” as a permitted use in the High-Density Residential districts. (Modify Appendix A – Use Table)
4. **ZA-13-10 – Accessory Dwelling Units** - This proposed amendment to the Comprehensive Development Ordinance encourages the creation of accessory dwelling units by reducing the required on-site parking, clarifying their treatment with respect to density calculations, and incorporating a deed restriction to facilitate compliance. (Modify Section 5.4.5 (a), (b), (c) & (d))

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**VI. Urban Agriculture Task Force Report (30 min)**

The Commission will hear a presentation from the Urban Agriculture Task Force on recommendations from their analysis and report.

**VII. Proposed Amendment – Adaptive Reuse and Residential Bonus (10 min)**

The Commission will review an amendment to the Comprehensive Development Ordinance proposed by the Ordinance Committee.

**VIII. Committee Reports (5 min)**

**IX. Commissioner Items (5 min)**

**X. Minutes/Communications**

The Commission will review minutes from the March 12, 2013 meeting.

**XI. Adjourn (8:00 p.m.)**