

## Burlington Planning Commission

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# Burlington Planning Commission Ordinance Committee Meeting Notice

Thursday, November 7, 2013 @ noon  
City Hall, 149 Church Street  
Planning & Zoning Conference Room, Ground Floor

## AGENDA

### 1. Review/clarification of off-site parking provisions as requested by Jonathan Stevens, Ordinance Committee member.

#### Current CDO regulation:

*Sec. 8.1.12 Limitations, Location, Use of Facilities*

*(a) Off-Site parking facilities:*

*Except for single and two-family dwellings, required parking facilities may be located on another parcel of land as follows:*

1. *Neighborhood Parking District: No more than 50% of the total required parking shall be provided at a distance greater than ~~600~~ 1000 feet from the property line of the site with the use it is intended to serve. For residential uses, a minimum of 1 space per unit shall be provided on-site.*
2. *Downtown and Shared use Parking Districts: Any off-site parking shall be provided within 1,000 feet of the property line of the site with use it is intended to serve unless such parking is provided as part of a Parking Management Plan pursuant to Sec. 8.1.15 approved by the DRB.*
3. *The distance from the off-site parking to the associated use shall be measured in walking distance along a sidewalk or other pedestrian path separated from street traffic from the nearest parking space to the principle pedestrian entrance to the building housing the use. Such off-site parking shall not reduce the required parking for any other use utilizing the property on which it is located unless such shared use is approved by the development review board. The right to use the off-site parking must be guaranteed for the duration of the use as evidenced by a deed, lease, easement, or similar written instrument as may be approved by the City Attorney.*
- 3.4. *Any off-site parking space shall be reasonably accessible taking into account barriers and topography*

2. Lot Coverage – Clarification: Add to exemptions from coverage in R zones (Sec. 4.4.5 (d) 3. A.: walkways, swimming pools and window wells. (This came from discussions at PCOC).

3. Non-complying residential "room": Non-complying residential parking-additional living space.

Staff explanation of the need for a change, problem with "room" terminology. Rooms can be created by adding interior walls (no zoning permit needed) and then units enlarged by taking out the walls. Also that walls could be added after the fact as no zoning permits needed for such interior work. Thus can have considerable increase in living space and in the number of occupants in situations where parking is non-conforming. Result is exacerbation of lack of parking.

Suggestion made to use both the room terminology and a square foot concept. (note minimum size for a bedroom is 70 sq. ft.).

4. Move 4.5.5(d)4.E (Dog house rule) to 3.1.2(c) (Exemptions) and reword to state: Accessory structures, such as but not limited to doghouses, doll houses, or tree houses less than or equal in the aggregate to a total of sixteen (16) square feet in area shall not require a zoning permit.
5. **Next Meeting** – December 5, 2013