

Burlington Comprehensive Development Ordinance

PROPOSED ZA-14-02 – RCO-Recreation/Greenspace

As approved by the Planning Commission on October 8, 2013

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

Sec. 4.4.6 Recreation, Conservation and Open Space Districts

1. Purpose – unchanged

(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 4.4.6 -1 Dimensional Standards and Density

District	Lot Coverage ¹	Setbacks ¹			Height ¹
		Front	Side ²	Rear ²	
RCO-A	5%	15'	10%	25%	35'
RCO-RG	5% ³	15'	10%	25%	35'
RCO-C	5%	15'	10%	25%	25'

1. See also exceptions to lot coverage, setbacks and maximum height in **Article 5**.

2. Percentages figure refers to either a percentage of lot width, 10% in the case of side yard setbacks, or lot depth of 25% in the case of rear yard setbacks.

3. City Parks have specific lot coverage maximums based on use and location. See chart of lot coverage standards below.

Table 4.4.6.2 – City Park Lot Coverage Maximum Standards

<u>Park</u>	<u>Lot Coverage</u>
<u>Baird</u>	15%
<u>Battery Park and Extension</u>	
<u>Calahan</u>	
<u>Champlain Street</u>	
<u>Leddy</u>	
<u>North Beach and Campground</u>	

<u>Oakledge</u> <u>Schmanska</u> <u>Smalley</u> <u>Staff Farm</u>	
<u>Appletree</u> <u>Lakeside</u>	<u>20%</u>
<u>Waterfront Park</u>	<u>25%</u>
<u>City Hall Park</u> <u>Pomeroy</u> <u>Roosevelt</u>	<u>30%</u>
<u>Perkins Pier</u>	<u>70%</u>
¹ Perkins Pier is a Marina Facility	

(c) Permitted and Conditional Uses - *unchanged*

(d) District Specific Regulations

The following regulations are district-specific exemptions, bonuses, and standards unique to the RCO districts. They are in addition to, or may modify, city-wide standards as provided in **Article 5** of this ordinance and district standards as provided above in **Tables 4.4.6-1**.

1. Lot Coverage Exemption for Agricultural Structures.

The maximum allowable coverage may be increased to ten percent (10%) in the RCO-Agricultural District for agricultural structures subject to approval by the DRB.

2. Exemptions for Tree removal and Turf Maintenance in City Parks.

Regular tree maintenance and removal not otherwise associated with land clearing for new development or site improvements, and regular turf maintenance including re-grading and reseeding shall be exempt from the requirement to obtain a zoning permit.

3. Exemptions for low impact design (LID) stormwater management techniques

Due to the unique nature and critical importance of City Parks in the City's overall green infrastructure, LID stormwater management techniques (such as pervious pavement and asphalt, green roofs and rain gardens etc...) are credited against lot coverage upon approval of the City's Stormwater Administrator.