

COMPREHENSIVE DEVELOPMENT ORDINANCE—
Downtown Parking Standards
ZA #13-06

That Appendix A, Comprehensive Development Ordinance, of the Code of Ordinances of the City of Burlington be and hereby is amended by amending Article 8, Parking, Part 1: General Requirements, thereof to read as follows and by deleting the column “Downtown Districts from the Table on Minimum Off-Street Parking Requirements, as follows:

Sec. 8.1.1 Purpose As written.

Sec. 8.1.2 Applicability As written.

Sec. 8.1.3 Parking Districts

The demand for parking is highly dependent on the context within which a given use or structure is located. Factors such as proximity to other related uses, availability of public transportation, the density of land uses, and the ability to share parking with nearby uses are all factors which influence the demand for individual and dedicated off-site parking. For the purposes of this Article, the following three (3) Parking districts as illustrated in Map 8.1.3-1 are hereby created:

(a) and (b) As written.

(c) Downtown Parking District:

This parking district ~~further reduces~~ eliminates the requirements from the baseline standards recognizing that extensive sharing of parking demand between nearby land use occurs; that a majority of travel to and between land uses is independent from an automobile; and that an array of public parking facilities and frequent transit service greatly reduces the need for independent parking for individual land uses.

Map 8.1.3 - 1 Parking Districts As written.

Sec. 8.1.4 Existing Structures As written.

Sec. 8.1.5 Existing Structures - Change or Expansion of Use

Whenever there is an alteration or conversion of a structure or a change or expansion of a use which increases the parking requirements, the total additional parking requirements for the alteration, conversion, change, or expansion shall be provided in accordance with the requirements of this Article. A waiver may be requested pursuant to the provisions of Sec. 8.1.1~~45~~.

~~Sec. 8.1.6 — Existing Structures: Exemption in Downtown District~~

~~Any nonresidential use within a structure lawfully in existence prior to January 1, 2007 in any Downtown Parking District shall be exempt from the requirements of this Article when applying for a change to any other nonresidential use.~~

Sec. 8.1.76 Non-conforming Residential Structure

Where additions or conversions to existing residential structures within a Neighborhood or Shared Use Parking District add living space but do not add dwelling units, and such sites do not currently meet the parking standards of **Sec. 8.1.87**, one (1) parking space shall be provided for each additional room. Single detached dwellings shall be exempt from this requirement.

Sec. 8.1.87 Minimum Off-Street Parking Requirements

Parking for all uses and structures shall be provided in accordance with **Table 8.1.87-1**.

- (a) Where ~~no requirement is designated and the~~ use is not ~~comparable to any of the listed uses~~, parking requirements shall be determined by the DRB upon recommendation by the administrative officer based upon the capacity of the facility and its associated ~~uses and a comparison of other listed uses that are substantially equivalent in nature and impact with regard to their parking demand and usage~~. This procedure shall not apply where a listed use has a “0” minimum off-street parking requirement.

(b) As written.

- (c) Downtown Parking Districts. Any minimum off-street parking requirements that have been imposed by a zoning permit upon a use or structure within the Downtown Parking District are hereby eliminated and rescinded as of the effective date of Zoning Amendment ZA 13-06.

Table 8.1.87-1 Minimum Off-Street Parking Requirements

	Neighborhood Districts	Shared Use Districts	Downtown Districts
RESIDENTIAL USES	Per Dwelling Unit except as noted		
Multi-unit attached dwelling units, studio units or 1-bedroom dwelling unit.	2	1	±
Single Family detached and Duplex	2	2	±
RESIDENTIAL USES - SPECIAL	Per Dwelling Unit except as noted		
Assisted Living	0.5	0.5	0.4
Bed and Breakfast (per room, in addition to single-family residence)	1	0.75	0.5
Boarding House (per two (2) beds)	1	0.75	0.5
Community House	1	0.75	0.5
Convalescent Home (per four (4) beds)	1	1	±
Dormitory (per two (2) beds)	1	1	±
Group Home (per two (2) beds)	1	1	±
Historic Inn (per room, in addition to single-family residence)	1	0.75	0.5
Sorority & Fraternity (per two (2) beds)	1	1	±
NON-RESIDENTIAL USES	Per 1,000 square feet of gross floor area (gfa) except as noted		
Adult Day Care (per two (2) employees)	1	1	±
Agricultural Use	None	None	None
Amusement Arcade	2	1	0
Animal Boarding/Kennel/Shelter	2.5	1.5	±
Animal Grooming (per grooming station)	1	1	0
Animal Hospitals/Veterinarian Office	3	2	±
Appliance & Furniture Sales/Service	2.5	1	±
Aquarium	1.3	1	±
Art Gallery	3.3	2.5	±
Auction Houses	3.3	2.5	±
Automobile & Marine Parts Sales	2.5	1.5	±

Table 8.1.87-1 Minimum Off-Street Parking Requirements

	Neighborhood Districts	Shared Use Districts	Downtown Districts
Automobile Body Shop	2 plus 1/bay	2 plus 1/bay	2 plus 1/bay
Automobile Repair/Service	2 plus 1/bay	2 plus 1/bay	2 plus 1/bay
Automobile Sales – New & Used	2	2	±
Bakery - Retail	2.5	2.5	±
Bakery - Wholesale	2	2	±
Bank, Credit Union	2.5	2	±
Bar/Tavern	4	3	None
Beauty/Barber Shop (per station/chair)	1	1	None
Bicycle Sales/Repair	2.5	1	None
Billiard Parlor (per game table)	1	1	None
Boat Repair/Service	2	2	±
Boat Sales/Rental	2	2	±
Boat Storage	3	2	±
Bowling Alley (per lane)	3	2	±
Building Material Sales	3.3	2.5	±
Café (per four (4) seats)	1	1	None
Camp Ground (per camping space)	1	1	±
Car Wash (stacking spaces per wash bay)	4	4	4
Cemetery	None	None	None
Cinema (per four (4) seats)	1	1	None
Club, Membership	3.3	2.5	±
Community Center	3.3	2.5	±
Community Garden (per ten (10) plots)	1	1	None
Conference Center	3	2	±
Contractor Yard (per 1,000 gfa of office space)	2.5	2	±
Convenience Store	3	2	±
Convention Center	n/a	3	±
Courthouse	n/a	3.3	±
Crematory (per FTE employee)	1	1	±
Crisis Counseling Center	4	3	±

Table 8.1.87-1 Minimum Off-Street Parking Requirements

	Neighborhood Districts	Shared Use Districts	Downtown Districts
Daycare - Home (6 children or less)	<u>None</u> 0	<u>None</u> 0	1 drop-off
Daycare - Large (Over 20 children) (per two (2) employees)	1 plus 1 per 5 children	1 plus 1 per 5 children	2 drop-off
Daycare - Small (20 children or less) (per two (2) employees)	1	1	1
Dental Lab	2	1	None
Distribution Center (per 3,000 gfa)	1	0.75	0.75
Dry Cleaning Plant	1.3	1	1
Dry Cleaning Service	2.5	2	2
Film Studio	3.3	2.5	1
Fire Station (per apparatus)	2	2	1
Food Processing	1.3	1	1
Fuel Service Station (per employee/shift)	1	1	1
Funeral Home (per four (4) seats)	1	1	1
Garden Supply Store (per 1,000 gfa of retail area.)	3	2	1
General Merchandise/Retail	3	2	None
Grocery Store	3	2	<u>None</u> 0
Hazardous Waste Collection/Disposal (per two (2) employees on the largest shift)	1	1	n/a
Health Club	3	2	1
Health Studio	2	1	None
Hospitals (per patient bed)	2	2	2
Hostel (per two (2) beds)	0.5	0.5	None
Hotel/Motel (per room)	1	0.75	0.75
Laundromats (per washing machine)	1	1	None
Library	1.3	1	None

Table 8.1.87-1 Minimum Off-Street Parking Requirements

	Neighborhood Districts	Shared Use Districts	Downtown Districts
Lumber Yard (per 1,000 gfa of retail area.)	3	2	±
Machine Shop/Woodworking Shop	1.3	1	±
Manufacturing	1.3	1	±
Manufacturing - Tour Oriented	1.3, plus 3 per 1,000 gfa devoted to patron use.	1.3, plus 2 per 1,000 gfa devoted to patron use.	±
Marina (per berth)	0.5	0.5	0.5
Medical Lab	2	1	None
Micro-Brewery/Winery	3	2	±
Museum	1.3	1	±
Office - General	2	2	±
Office - Medical, Dental	3	2	±
Open Air Markets	None	None	None
Operations Center - Taxi (per three (3) employees)	1	1	±
Operations Center - Truck/Bus (per 3,000 gfa)	1	0.75	0.75
Park (per playing area)	5	None	None
Parking Garage – Private	None	None	None
Parking Lot – Private	None	None	None
Performing Arts Center (per four (4) seats)	1	1	None
Performing Arts Studio	1	None	None
Pet Store	2.5	1	None
Pharmacy	3	2	±
Photo Studio	2.5	1	None
Photography Lab	1	1	None
Police Station	2.5	2	±
Post Office	1.3	1	±
Post Office - Local	2	2	None
Printing Plant	1.3	1	±

Table 8.1.87-1 Minimum Off-Street Parking Requirements

	Neighborhood Districts	Shared Use Districts	Downtown Districts
Printing Shop	2	2	None
Public Transit Terminal	1 per 200 gfa of public waiting space	1 per 200 gfa of public waiting space	None
Public Works Yard/Garage	None ₀	None ₀	None
Radio & TV Studio	2	2	<u>2</u>
Rail Equip. Storage & Repair	None ₀	None ₀	None
Recording Studio	1.3	1	<u>1</u>
Recreational Facility - Indoor (per four (4) seats)	1	1	<u>0.5</u>
Recreational Facility - Outdoor (per playing field)	15	10	None
Recreational Facility - Outdoor Commercial	Larger of 1 per 4 seats or 15 per playing field	Larger of 1 per 4 seats or 10 per playing field	<u>1 per 6 seats</u>
Recreational Vehicle Sales – New and Used	2	2	<u>1</u>
Recycling Center - Large above 2,000 gfa	None ₀	None ₀	None
Recycling Center - Small 2,000 gfa or less	None ₀	None ₀	None
Research Lab	2.5	2	<u>2</u>
Restaurant	4	3	None
Restaurant – Take-Out	4	3	None
Salon/Spa	4	4	<u>2</u>
School - Secondary (per Classroom)	7	5	<u>2</u>
School - Primary (per Classroom)	1.5	1.5	<u>1.5</u>
School - Trade/Professional	5	3	<u>1</u>
School, - Post-Secondary	2	2	<u>2</u>
Solid Waste Facility - Incinerator, Landfill, Transfer Station	None ₀	None ₀	None
Tailor Shop	2	1	None
Vehicle Salvage	None ₀	None ₀	None

Table 8.1.87-1 Minimum Off-Street Parking Requirements			
	Neighborhood Districts	Shared Use Districts	Downtown Districts
Warehouse	0.5	0.35	0.35
Warehouse - Self Storage Facility	1 per resident manager, plus 1 per 100 leasable storage spaces	1 per resident manager, plus 1 per 100 leasable storage spaces	1 per resident manager, plus 1 per 100 leasable storage spaces
Warehouse - Retail	3.3	2.5	2.5
Wholesale Sales	1.3	1	1
Worship, Place of (per four (4) seats)	1	1	1

Sec. 8.1.98 Maximum Parking Spaces

The total number of parking spaces provided in all parking districts shall not be more than 125% of the minimum number of spaces required for the Neighborhood Parking District for any given use as required in Table 8.1.87-1 where such a requirement (more than 0) exists. Where there is no minimum requirement stated, there is no maximum requirement. In no case shall the maximum number of required spaces be less than one (1) per unit of measurement (beds, units, 1000 gross sq ft, etc.) for the use.

(a) **Exemptions:** The following shall reduce the maximum number of allowable spaces required by this section:

1. through 4. As written.

5. Waiver of Maximum Parking Limitations. Parking in excess of the maximum parking limitation of this section may be waived by the DRB pursuant to the provisions of Sec 8.1.145 with the following additional requirements:

- A. and B. As written.

Sec. 8.1.910 Off-Street Loading Requirements As written.

Sec. 8.1.140 Parking Dimensional Requirements As written.

The following standards in Table 8.1.104-1 below shall be used to ensure safe, adequate, and convenient access and circulation. These standards shall be adhered to except in situations where a lesser standard is deemed necessary by the DRB due to site topography, location of existing or proposed structures, lot configuration, and/or the need to preserve existing trees and mature vegetation.

Table 8.1.1~~10~~-1 Minimum Parking Dimensions As written.

Sec. 8.1.1~~21~~ 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. As written.
2. Downtown and Shared use Parking Districts: Any off-site parking shall be provided within 1,000 feet of the use it is intended to serve unless such parking is provided as part of a Parking Management Plan pursuant to Sec. 8.1.1~~54~~ approved by the DRB.
3. As written.

(b) through (h) As written.

Sec. 8.1.1~~32~~ Parking for Disabled Persons As written.

Sec. 8.1.1~~43~~ Stacked and Tandem Parking Restrictions As written.

Sec. 8.1.1~~54~~ Waivers from Parking Requirements/ Parking Management Plans

The total number of parking spaces required pursuant to this Article may be reduced to the extent that the applicant can demonstrate that the proposed development can be adequately served by a more efficient approach that more effectively satisfies the intent of this Article and the goals of the municipal development plan to reduce dependence on the single-passenger automobile.

Any waiver granted shall not exceed fifty percent (50%) of the required number of parking spaces except for the adaptive reuse of a historic building pursuant to Sec. 5.4.8 and ground floor retail uses in any Mixed Use district which may be waived by as much as one hundred percent (100%). Waivers shall only be granted by the DRB, or by the administrative officer pursuant to the provisions of Sec. 3.2.7 (a)7.

In order to be considered for a waiver, the applicant shall submit a Parking Management Plan that specifies why the parking requirements of Sec. 8.1.~~87~~ are not applicable or appropriate for the proposed development, and proposes an alternative that more effectively meets the intent of this Article. A Parking Management Plan shall include, but not be limited to:

(a) A calculation of the parking spaces required pursuant to Table 8.1.~~87~~-1.

(b) through (d) As written.

* Material stricken out deleted.

** Material underlined added.