

Burlington Comprehensive Development Ordinance

PROPOSED: ZA-14-07-Residential Parking Standards

As approved by the Planning Commission on January 14, 2014

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

Purpose: Change parking requirements calculations for residential uses, basing the calculation on the number of bedrooms instead of units. The change is intended to increase the affordability of housing units by reducing the required parking requirements in downtown and the shared parking districts, as well as incentivizing the creation of smaller units.

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) Neighborhood Parking District:

This parking district establishes the baseline of parking requirements throughout the city where the demand for offsite parking is largely dependent on the needs and characteristics of an individual site or land use.

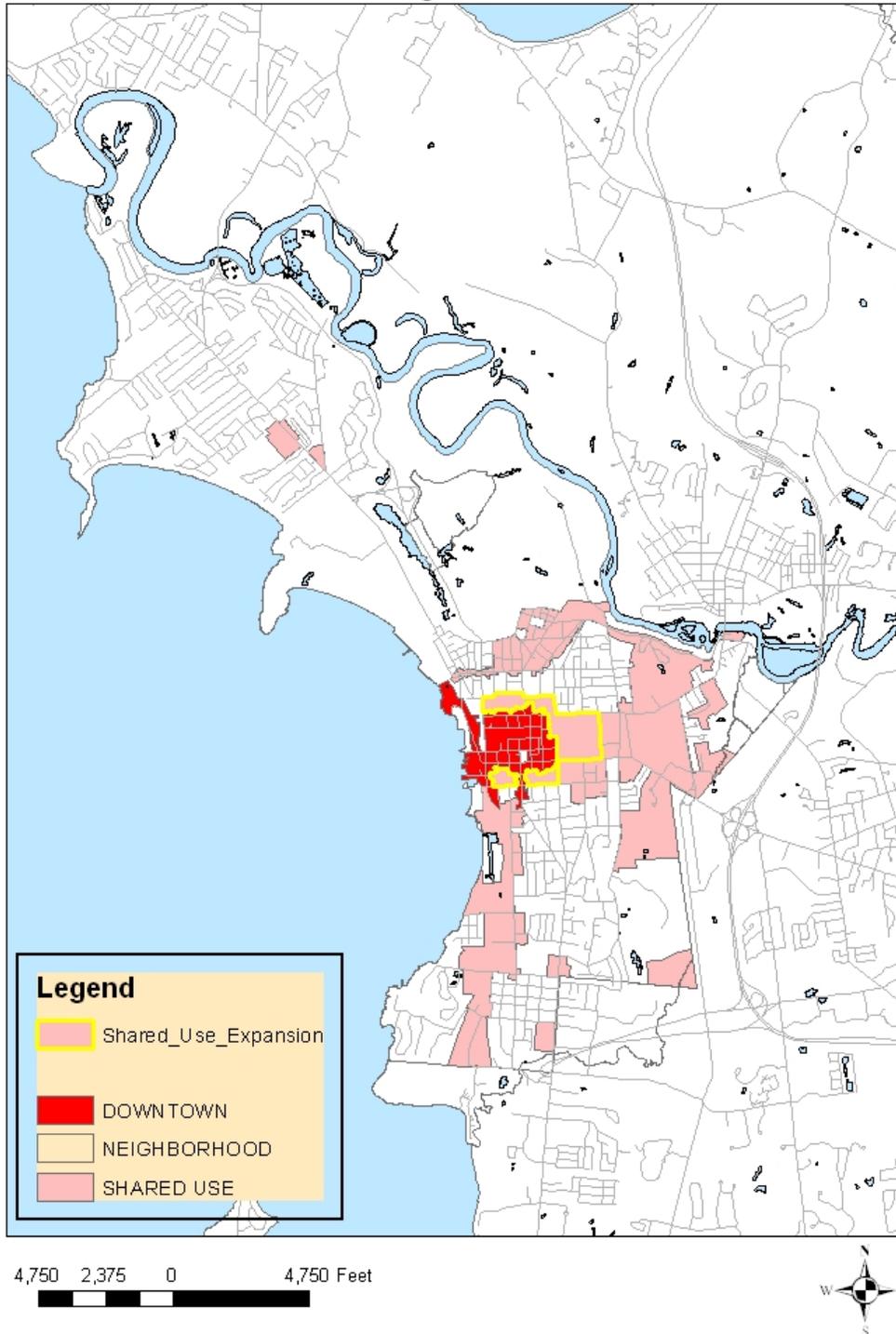
(b) Shared Use Parking District:

This parking district reduces the requirements from the baseline standards recognizing that opportunities exist to share parking demand between related nearby land uses, and that travel to and between these uses may not be strictly automobile dependent.

(c) Downtown Parking District:

This parking district further reduces the requirements from the baseline standards recognizing that extensive sharing of parking demand between nearby land uses 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.

Burlington Comprehensive Development Ordinance Parking Districts



Map 8.1.3 - 1 Parking Districts

Sec. 8.1.4 Existing Structures

Any structure or land use lawfully in existence prior to the adoption of this ordinance shall not be subject to the requirements of this Article as long as the kind or extent of use is not changed, and provided further that any parking facilities now serving such structures shall not in the future be reduced below such requirements. [In the event that the kind or extent of use is changed, current parking requirements shall apply if the change results in a greater parking requirement than existing.](#)

Sec. 8.1.8 Minimum Off-Street Parking Requirements

Parking for all uses and structures shall be provided in accordance with Table 8.1.8-1.

- (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.
- (b) When the calculation yields a fractional number of required spaces, the number of spaces shall be rounded to the nearest whole number.

Table 8.1.8-1 Minimum Off-Street Parking Requirements		
	Neighborhood Districts	Shared Use Districts
RESIDENTIAL USES	Per Dwelling Unit except as noted	
Multi-unit attached dwelling units, studio units or 1-bedroom dwelling unit.	<u>2</u>	<u>4</u>
Single Family detached and Duplex	<u>2</u>	<u>2</u>
Studio/1 Bedroom	<u>1</u>	<u>0.33</u>
<u>2 Bedrooms</u>	<u>2</u>	<u>1</u>
<u>3 Bedrooms</u>	<u>2</u>	<u>1.5</u>
<u>4 Bedrooms</u>	<u>2</u>	<u>2</u>
<u>5+ Bedrooms¹</u>	<u>2</u>	<u>3 + 1 per additional bedroom >5</u>
RESIDENTIAL USES - SPECIAL	Per Dwelling Unit except as noted	

¹ [1 parking space per additional bedroom shall not apply to an affordable housing unit or a dwelling unit occupied by a family as either are defined in Article 13: Definitions.](#)