

## Department of Planning and Zoning

149 Church Street  
Burlington, VT 05401  
Telephone: (802) 865-7188  
(802) 865-7195 (FAX)  
(802) 865-7142 (TTY)

*David White, AICP, Director*  
*Ken Lerner, Assistant Director*  
*Sandrine Thibault, AICP, Comprehensive Planner*  
*Jay Appleton, GIS Manager*  
*Scott Gustin, AICP, Senior Planner*  
*Mary O'Neil, AICP, Associate Planner*  
*Nic Anderson, Zoning Clerk*  
*Elsie Tillotson, Department Secretary*



**TO:** Planning Commission Ordinance Committee  
**FROM:** Scott Gustin  
**DATE:** April 7, 2011  
**RE:** Low Impact Development (LID) Amendment to CDO

---

The purpose of this proposed amendment is to provide incentive for converting traditionally hard surfaces into green or pervious surfaces. The incentive is aimed at pervious pavements. Incentive associated with green roofs has been eliminated from this proposal but may be considered in the future. Driveway strips have also been considered. The requirement for paved parking areas associated with strip driveways should be eliminated, and, as a matter of interpretation, parking areas over driveway strips should not be counted as lot coverage. Incentive related to permit fees is tied to the Fee Schedule and will be handled separately. It does not require a change to the CDO.

Lot coverage for pervious pavements would be calculated at a reduced rate. The reduced rate would be tied directly to performance of the pervious pavement relative to the water quantity and water quality standards articulated in the Burlington Stormwater Credit Manual. For example, a pervious pavement installation qualifying for a 25% credit in the Stormwater Credit Manual would qualify for a 25% reduction in calculated lot coverage area (i.e. a 1,000 sf area would be calculated as 750 sf).

Maximum bonuses are limited by ordinance section already (multiple bonus provisions may be made up to a maximum). This would be one more bonus that could be used towards the maximum. In order to discourage this bonus from being used to enable oversized buildings, in no event would building coverage be allowed to exceed the zoning district's standard lot coverage limitation.

Proposed CDO Language:

### **Article 5: Citywide General Regulations**

#### **Part 2: Dimensional Requirements**

##### **Sec. 5.2.3, Lot Coverage Requirements, (b) Exceptions to Lot Coverage:**

9. Lot coverage for pervious pavement shall be calculated at a reduced rate determined by the performance measure achieved as articulated in Sections 3.2A, Water Quantity Reduction Credits, and 3.2B, Water Quality Treatment Credits, of the City of Burlington Stormwater Credit Manual. For the purposes of lot coverage calculation, the percentage of credit a pervious pavement installation qualifies for in the Manual shall be used as the percentage of reduction in lot coverage calculation. For example, a pervious pavement installation qualifying for a 25% credit in the Stormwater Credit Manual would qualify for a 25% reduction in calculated lot coverage area (i.e. a 1,000 sf area would be calculated as 750 sf). No credit in lot coverage calculation shall exceed 50%, and no case shall building coverage exceed the maximum permissible lot coverage for the

zoning district. For the purposes of lot coverage only, the credit provisions of the Manual shall apply to all properties.

## **Article 6: Development Review Standards**

### **Part 2: Site Plan Design Standards**

#### **Sec. 6.2.2, Review Standards, (i) Vehicular Access:**

Residential driveways shall be a minimum of 7 feet in width or consist of two 1.5' driveway strips. ~~Driveway strips shall be accompanied by a paved area for the parking and/or storage of motor vehicles.~~ The maximum width for single or shared access driveways shall be 18'. In a residential district, driveways and parking areas shall be set back a minimum of 5' from side and rear property lines.

## **Article 13: Definitions**

**Building Coverage:** That portion of lot coverage associated with buildings (primary and accessory buildings) but not including driveways, parking, patios, and the like.

**Stormwater Administrator:** The administrative officer of Chapter 26: Wastewater, Stormwater, and Pollution Control for the City of Burlington.

**Pervious pavement:** Pervious pavement is a permeable pavement surface with an underlying stone reservoir that temporarily stores surface runoff before infiltrating into the subsoil. Pervious pavement includes porous asphalt, pervious concrete, and grass pavers.