The zoning ordinance in Burlington recently went through some significant changes which lessened the size and parking requirements. These changes have been beneficial in making in-fill housing more accessible within the City, however setbacks were not been revised accordingly to best locate and minimize the impact of the ADU on individual lots. Many cities with progressive plans for ADU development throughout the country have updated these requirements and others as you will read the examples below as a further step to support the creation of ADU’s.

**Winooski VT**

![Image of Winooski VT Article V - Specific Use Standards](image)

**ARTICLE V – SPECIFIC USE STANDARDS**

**SECTION 5.1 ACCESSORY DWELLING**

A. Accessory dwelling units are a permitted use in all districts where single-unit detached dwellings are permitted. An accessory dwelling unit is an efficiency or one-bedroom apartment that is part of or detached from a single-unit owner-occupied dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation, provided there is compliance with all the following:

1. The property has a sufficient wastewater allocation;
2. The accessory unit does not exceed thirty (30) percent of the total habitable floor area of the single-unit dwelling; and,
3. Setback, coverage, and off-street parking requirements specified in the bylaws are met.

B. A Zoning Permit is required for any accessory dwelling unit. In addition, it shall require Conditional Use approval if it involves or requires any of the following:

1. Construction of an addition or new accessory structure;
2. An increase in the building height or habitable floor area of the existing dwelling; or
3. An increase in the dimensions of the parking area.

C. At time of sale or transfer of title the accessory residential use shall continue provided that one of the dwelling units is and remains owner-occupied.
## SECTION 2.5 DIMENSIONAL REQUIREMENTS TABLE

<table>
<thead>
<tr>
<th>Parcel</th>
<th>R-A</th>
<th>R-B</th>
<th>R-C</th>
<th>Central Business District C-1</th>
<th>General Commercial C-2</th>
<th>Downtown Core DC</th>
<th>Gateway Districts</th>
<th>Industrial I</th>
<th>Public P</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size (Minimum Square Feet)</td>
<td>10,000</td>
<td>7,500</td>
<td>7,500</td>
<td>3,000</td>
<td>7,500</td>
<td>NA</td>
<td></td>
<td>20,000</td>
<td>NA</td>
</tr>
<tr>
<td>Frontage (Minimum Feet)</td>
<td>75</td>
<td>75</td>
<td>75</td>
<td>50</td>
<td>75</td>
<td>NA</td>
<td></td>
<td>100</td>
<td>NA</td>
</tr>
<tr>
<td>Lot Depth (Minimum Feet)</td>
<td>100</td>
<td>100</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>NA</td>
<td></td>
<td>60</td>
<td>NA</td>
</tr>
<tr>
<td>Lot Coverage (Maximum %)</td>
<td>40</td>
<td>50</td>
<td>50</td>
<td>100¹</td>
<td>80</td>
<td>NA</td>
<td></td>
<td>70</td>
<td>50</td>
</tr>
</tbody>
</table>

| Primary Structure | Rear Setback (Minimum Feet) | 10 | 10 | 10 | 0 | 0 | NA | | 10 | 10 |
| Side Setback (Minimum Feet) | 15 | 15 | 15 | 0 | 0 | NA | | 10 | 15 |
| Building Height (Maximum Feet) | 35 | 35 | 35 | 60 | 35 | See Appendix C | | 35 | 35 |

| Accessory Structure | Rear Setback (Minimum Feet) | 10 | 10 | 10 | NA | NA | NA | | 10 | 10 |
| Side Setback (Minimum Feet) | 5 | 5 | 5 | NA | NA | NA | | 5 | 5 |
| Building Height (Maximum Feet) | 35 | 35 | 35 | NA | NA | See Appendix C | | 35 | 35 |

1. Conditional upon attainment of all necessary State and City stormwater management approvals.

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### Seattle WA

**Rear yard coverage**

Your DADU, plus other accessory structures, can occupy at most **60 percent** of the rear yard.

The rear yard coverage limit applies in addition to the overall lot coverage limit above. If your lot abuts an alley, calculate rear yard coverage from the centerline of the alley.

*Read the code: Subsection 23.64.014.D.3.*

Maximizing rear yard coverage on two example sites.
Tacoma WA

(1) The maximum height for detached ADUs shall be 18 feet, measured per the Building Code, or up to 20 feet with incorporation of either parking on the main level of the structure, or with certification of the DADU under Built Green criteria with 4 stars, or equivalent environmental certification.

5. Setbacks. Attached ADUs are considered part of the primary structure and thus are subject to the same setback standards applicable to the primary structure. Detached ADUs shall be setback a minimum of 5 feet from the side and rear property lines, excepting that no setback from the alley shall be required. Existing buildings being converted to Detached ADUs are not required to meet setbacks, but shall comply with all applicable City of Tacoma Building Codes adopted at the time of permit application.
Summary

As stated in the findings “A number of neighboring properties contain detached outbuildings that appear to encroach into side and/or rear yard setbacks. This variance, if granted, would not alter the essential character of the neighborhood or district in which the property is located.” We believe that the proposed location of this ADU is best situated to maintain the existing character of the neighborhood, while preserving the greatest extent possible the open space while limiting the impact on neighbors on all sides of the property.

END OF MEMO