

SECTION 14.2: REGULATING PLAN

SUBSECTIONS:

- 14.2.1 Purpose
- 14.2.2 Applicability
- 14.2.3 Regulating Plan Amendments
- 14.2.4 Form Districts
- 14.2.5 Civic Space
- 14.2.6 Special Requirements

14.2.1 - PURPOSE

This Section 14.2 establishes the Downtown and Waterfront District Regulating Plan (Map 1-Regulation Plan) which provides the geographic framework to define and describe the location and nature of all regulation of Improvements, land, Structures, Buildings and Lots within the Downtown and Waterfront District.

14.2.2 - APPLICABILITY

The Downtown and Waterfront District Regulating Plan (Map 1- Regulating Plan) is adopted as an element of the "Official Zoning Map, City of Burlington VT" established under Section 4.1.1 of the Burlington Comprehensive Development Ordinance. The Downtown and Waterfront District Downtown and Waterfront District Regulating Plan indicates the boundaries of the Downtown and Waterfront District, the parts thereof that are within the Waterfront Core Official Map area, and the applicable Form Districts, Special Districts, Civic Spaces, Special Requirements, and any other elements.

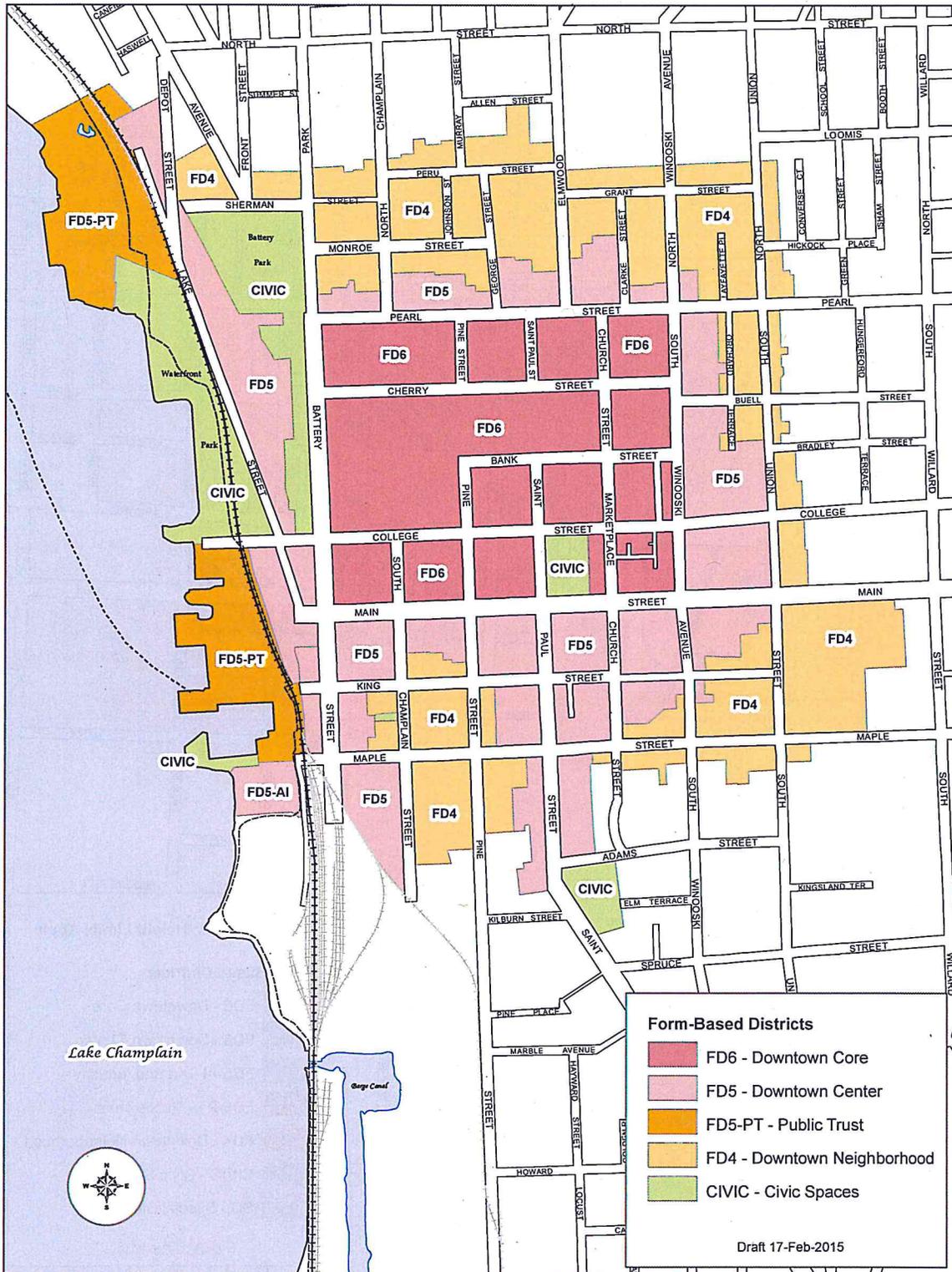
All Development, redevelopment and Improvements to land, Structures, Buildings and Lots within Downtown and Waterfront District shall comply with the Downtown and Waterfront District Downtown and Waterfront District Regulating Plan and the elements and standards for such applicable Form Districts, Special Districts, Civic Spaces, and Special Requirements reflected on the Downtown and Waterfront District Regulating Plan.

14.2.3 - DOWNTOWN AND WATERFRONT DISTRICT REGULATING PLAN AMENDMENTS

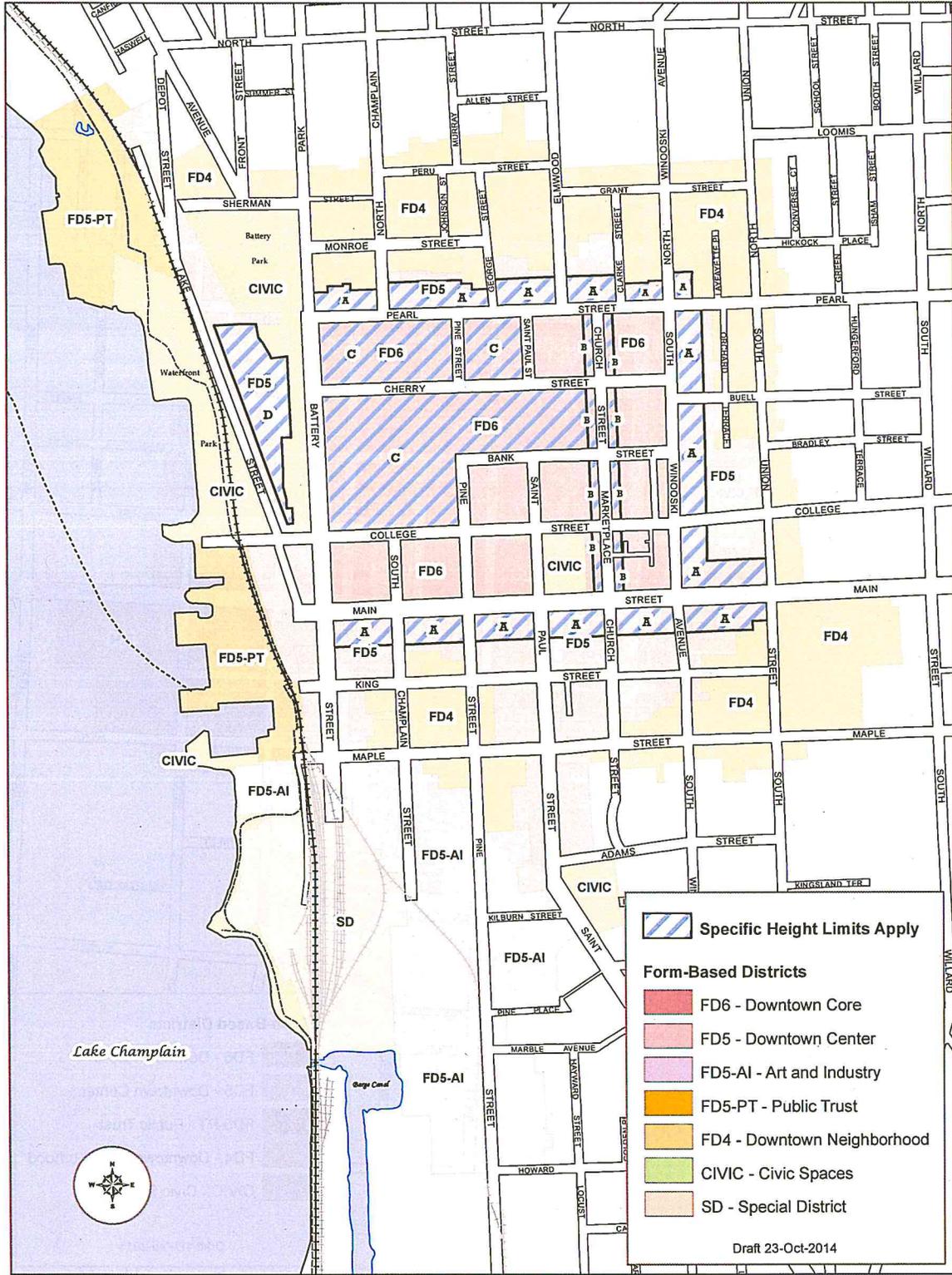
The Downtown and Waterfront District Downtown and Waterfront District Regulating Plan may be amended from time to time pursuant to Section 4.1.3 of the Burlington Comprehensive Development Ordinance.



MAP 1 - REGULATING PLAN

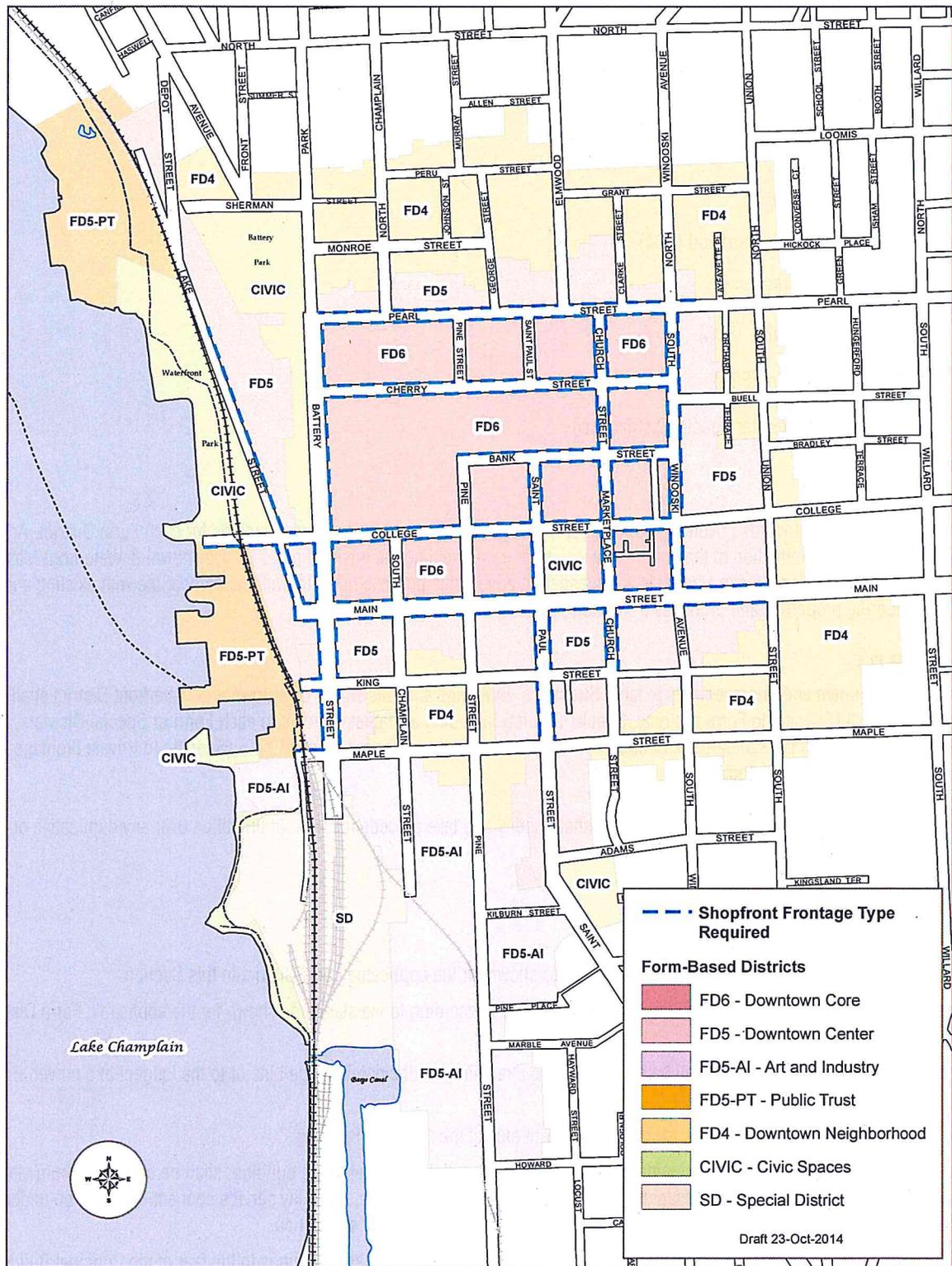


MAP 2 - SPECIFIC HEIGHT AREAS



4

MAP 3 - SHOPFRONT FRONTAGE



SECTION 14.3: SPECIFIC TO FORM DISTRICTS, SPECIAL DISTRICTS

SUBSECTIONS:

- 14.3.1 Purpose
- 14.3.2 Applicability
- 14.3.3 Form Districts General
- 14.3.4 FD4 Downtown Neighborhood (FD4)
- 14.3.5 FD5 Public Trust (FD5-PT)
- 14.3.6 FD5 Downtown Center (FD5)
- 14.3.7 FD6 Downtown Core (FD6)
- 14.3.8 SD Railyard/Wastewater Special District (SD)

14.3.1- PURPOSE

This Section provides regulatory standards governing building form standards, use, parking and Sign standards for each Form District. Article 14 - Burlington Form-Based Code is a reflection of the community vision for implementing the intent of planBTV-Downtown & Waterfront Master Plan to create places of walkable Urbanism. These standards are intended to ensure that proposed development is compatible with existing and future development on neighboring properties and produces a walkable, urban environment.

14.3.2-APPLICABILITY

All Development, redevelopment and Improvements to land, Structures, Buildings and Lots within Downtown and Waterfront District shall comply with all standards of Section 14.3 (Specific to Form Districts, Special District) including all Tables specific to each Form or Special Districts, and shall be considered in combination with the standards of Section 14.4 (Specific to Building Types), Section 14.5 (Specific to Private Frontage Types) and Section 14.6 (Supplemental to Form Districts).

The standards and requirements applicable to a Form District shall modify and take precedence without limitation over any duplicative or conflicting provisions of Section 14.6 (Supplemental to Form Districts).

14.3.3- FORM DISTRICTS GENERAL

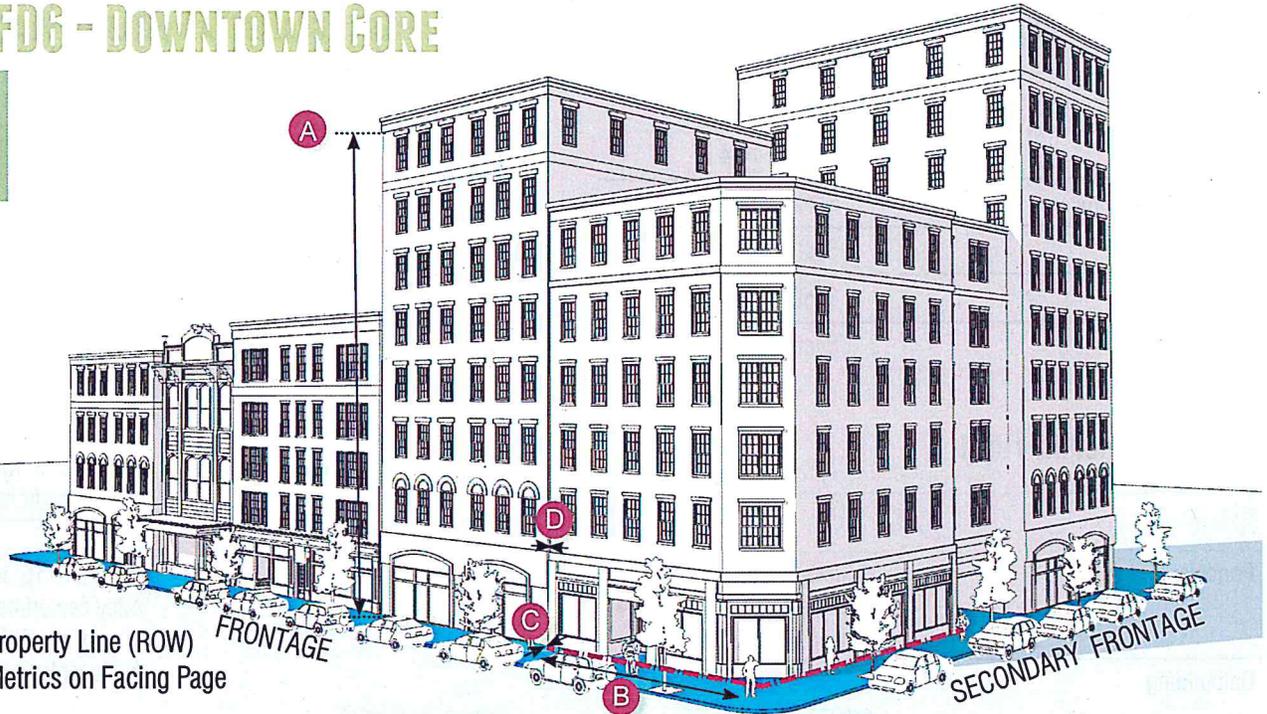
The following shall be applicable to all Form Districts:

- a) Lots being newly platted or re-platted shall be dimensioned as shown for the applicable Form District in this Section.
- b) Buildings shall be disposed in relation to the boundaries of their Lots according to the standards shown for the applicable Form District in this Section.
- c) A majority of the Facade of the building shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line.
- d) The footprint area of an Outbuilding may not exceed the footprint area of the Principal Building.
- e) Mechanical equipment, including air conditioning, piping, ducts, and conduits external to the building, shall be concealed from view from Adjacent buildings and street level by landscaping, grills, screens or other enclosures. All utility service connections shall be underground for new construction and is recommended for existing buildings undergoing a renovation or addition.
- f) One or more Principal Buildings at the Frontage, and one or more Outbuildings and Backbuildings to the rear of the Principal Building, may be built on each Lot.

Table 14.3-A - The Burlington Form Districts Summary Table provides an overview of the Burlington Form Districts.

14.3.7 - FD6 - DOWNTOWN CORE

FD6



KEY - - - Property Line (ROW)
 (A) Metrics on Facing Page

THE DIAGRAM ABOVE IS FOR ILLUSTRATIVE PURPOSES ONLY. METRICS SHOWN THEREON SHALL HAVE REGULATORY EFFECT.

14.3.7-A- INTENT

To enhance the vitality of the urban core with a variety of high density building types. Provide locally and regionally serving office, retail, service, hospitality, entertainment, Civic functions, as well as a wide variety of urban housing choices. This district also aims to reinforce the walkable nature of the urban core of the city.



- Attached buildings
- Small to large footprint
- Building at the frontage line
- No side Setback
- 3 to 10 stories
- Outbuildings not common



14.3.7-B- ALLOWED BUILDING TYPES

BUILDING TYPE	STANDARDS
Rowhouses	Section 14.4.7
Multi-Family: Large	Section 14.4.9
Mixed-Use	Section 14.4.11
Perimeter	Section 14.4.12
Civic	Section 14.4.13

14.3.7-C- BUILDING FORM

HEIGHT

Principal Building	3 Stories min. ¹ 6 Stories max. not to exceed 65 feet ²	A
Outbuilding	2 Stories max. not to exceed 24 feet	
Backbuilding	1 Story max., not to exceed 15 feet	

¹ Applicable to new buildings only.

² Subject to Regulating Plan Special Requirements - Map 2 (See Section 14.2.6).

MISCELLANEOUS

The linear distance along the Frontage between ground floor entries shall be no more than 60'.

Any buildings wider than 150' must be designed to read as a series of two or more separate buildings.

Buildings with continuous Façades of 60' or greater in width shall be vertically articulated with projecting or recessed offsets not less than 4' deep, and at intervals of not greater than 50'

14.3.7-D- LOT OCCUPATION & BUILDING PLACEMENT

Block Perimeter	2,000 ft max.
Lot Coverage	100% max.
Frontage Buildout ¹	100% min. at Setback ² 80% min. at Setback

¹In the absence of a Building Facade along any part of a Frontage Line, a Streetscreen shall be built on the same plane as the Facade. A Streetscreen shall be between 3.5 and 8 feet in height and may be no longer than 20 feet or 20% of the Frontage, whichever is less.

²Minimum Frontage Buildout, where an adjacent pre-existing Building has doors and/or windows on a side elevation, may be reduced to the minimum necessary to satisfy the requirements of the Building and Fire Safety Codes.

14.3.7-D- LOT OCCUPATION & BUILDING PLACEMENT

BUILDING DISPOSITION	STANDARDS	
Sideyard	Section 14.6.3	
Rearyard	Section 14.6.3	
SETBACK (DISTANCE FROM ROW/LOT LINE)		
Front		C
Principal Building	0' min.; 6' max.	
Outbuilding	In third Lot Layer	
Side		D
Principal Building	0' min. - 12' max.	
Outbuilding	0' min. or 3' min. on secondary frontage	
Rear		
Principal Building	0' min. or 15' from rear Alley centerline	
Outbuilding	0' min. or 15' from rear Alley centerline	

MISCELLANEOUS

Fence materials shall not include barbed or razor wire. Chain link and wire fencing shall not be used along any Frontage Line. Woven cable fencing is allowed.

14.3.7-E- PARKING, LOADING & SERVICE

REQUIRED SPACES

No on-site parking is required.¹

On-site bike parking required. (See Section 14.6.9)

¹ If providing parking, see Section 14.6.8 - (Supplemental to Form Districts - Parking, Loading, Service and Driveways) for parking dimensional requirements.

LOCATION ON THE LOT

Parking Areas shall be located in the Third Lot Layer.

Garages shall be located in the Third Lot Layer. Garages may be located in the second Lot Layer if located below-grade or above the first Story.

MISCELLANEOUS

At least one pedestrian route from all Parking Lots and Parking Structures shall be directly to a Frontage Line (i.e., not directly into a Building).



14.3.7-F- ENCROACHMENTS - REQUIRED SETBACKS

ENCROACHMENT TYPE	REAR
Steps to Building Entrance	A
Other Architectural Features	3' max.
Landscaping	A
Fences or freestanding walls	6' max. height
Driveways, Walkways	A
Utility Structures	A

KEY

- Encroachments Allowed: A
- Encroachments Not Allowed: -

14.3.7-G- ENCROACHMENTS - PUBLIC RIGHT-OF-WAY

(Along Principal and Secondary Frontages)

ENCROACHMENT TYPE	PUBLIC ROW
Frontage Type	
Shopfront: Awning and Canopy	A ¹
Officefront: Awning and Canopy	A ¹
Other Architectural Features - Minimum 10 ft above the Sidewalk	3' max.
Signs	A ²

¹ Subject to Awning and Canopy standards in Section 14.6.11 (Supplemental to Form-Districts - Urban Design Standards).
² With the exception of Freestanding Signs, Signs may Encroach into the ROW subject to the limits set forth in Section 14.6.10 (Supplemental to Form Districts - Sign Standards).

14.3.7-H- SIGNS

Maximum total number of Signs per Frontage Type	6
Maximum total number of Signs per Secondary Frontage	2

ALLOWED SIGN TYPES	STANDARDS
Awning & Canopy Sign	14.6.10-C
Band	14.6.10-D
Blade	14.6.10-E
Freestanding ¹	14.6.10-F
Marquee	14.6.10-G

14.3.7-H- SIGNS

Nameplate	14.6.10-H
Outdoor Display Case	14.6.10-I
Wall	14.6.10-J
Window	14.6.10-K
¹ 14' height max.	

MISCELLANEOUS

See Section 14.6.10 (Supplemental to Form Districts - Sign Standards) for specific requirements.

14.3.7-I- USE TYPE

FD6

Uses not specifically listed in a use table, and that are not similar in nature and impact to a use that is listed, are not permitted in the Form District.

RESIDENTIAL - GENERAL

Attached Dwellings	P
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RESIDENTIAL - SPECIAL

Assisted Living	P
Boarding House ¹	P
Community House (Sec. 14.6.7.d)	P
Convalescent /Nursing Home	P

SHORT-TERM ACCOMODATIONS

Bed and Breakfast ¹	P
Historic Inn (Sec. 14.6.7.b)	P
Hotel, Motel	P
Shelter	P

RETAIL - GENERAL

ATM	P
Convenience Store	P
Fuel Service Station ² (Sec. 14.6.7.c)	P
General Merchandise/Retail	P
Auto/Boat/RV Sales/Rentals ³ (Sec. 14.6.7.c)	P

RETAIL - OUTDOOR

Open Air Markets	P
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14.3.7-1- USE TYPE**FDG****OFFICE & SERVICE**

Animal Grooming	P
Beauty Salon/Barber Shop/Spa	P
Car Wash	P
Crisis Counseling Center (Sec. 14.6.7.g)	P
Office – General	P
Dry Cleaning Service	P
Funeral Home	P
Health Club/Studio	P
Laundromat	P
Mental Health Crisis Center	P
Office – Medical	P
Tailor Shop	P

HOSPITALITY/ ENTERTAINMENT/ RECREATION

Aquarium	P
Art Gallery/Studio	P
Bar, Tavern	P
Billiards, Bowling & Arcade	P
Café	P
Cinema	P
Club, Membership	P
Community Center	P
Conference/Convention Center	P
Museum	P
Performing Arts Center	P
Performing Arts Studio	P
Recreational Facility - Indoor	P
Restaurant	P
Restaurant – Take Out	P

MANUFACTURING/ PRODUCTION/ STORAGE

Dental Lab	P
Food Processing	P
Machine/Woodworking Shop	P
Manufacturing	P
Manufacturing - Tour Oriented	P
Medical Lab	P

Production Studio	P
Photography Lab	P
Printing Plant	P
Research Lab	P
Warehouse/Storage ²	P
Warehouse, Self-Storage ²	P

EDUCATION & DAY CARE

Day Care - Adult	P
Daycare - All (Sec. 14.6.7.a)	P
School - Post-Secondary & Community College	P
School - Primary	P
School - Secondary	P
School, -Trade, or Professional	P

CIVIC

Courthouse	P
Fire Station	P
Library	P
Park	P
Police Station	P
Post Office	P
Worship, Place of	P

TRANSPORTATION & UTILITIES

Recycling Center - Small ³ (2,000 sf or less)	P
Public Transit Terminal	P
Operations Center – Taxi/Bus ³	P
Parking Structure ⁴	P

KEY

Permitted Use	P
Conditional Use	CU

END NOTES

¹Must be owner-occupied.

²Automobile sales not permitted as an Accessory Use

³ Exterior storage and display not permitted.

⁴ Parking Structures shall be located behind a Perimeter Building (see Section 14.4.13).



SECTION 14.4: SPECIFIC TO BUILDING TYPES

SUBSECTIONS:

14.4.1	Purpose	14.4.8	Multi-family: Small
14.4.2	Applicability	14.4.9	Multi-family: Large
14.4.3	Building Types General	14.4.10	Work/Live
14.4.4	Carriage House	14.4.11	Mixed-Use
14.4.5	Detached House	14.4.12	Perimeter
14.4.6	Duplex	14.4.13	Civic
14.4.7	Rowhouse	14.4.14	Flex

14.4.1- PURPOSE

This Section sets forth the standards applicable to each building type. These standards supplement the standards for each district within which the building types are allowed. These standards are intended to ensure development that reinforces the highly-valued existing character and scale of Burlington’s neighborhoods and downtown.

14.4.2- APPLICABILITY

The requirements in this Section shall apply to all proposed development within the Form Districts, and shall be applied in addition to the standards for the applicable district in Section 14.3 (Specific to Form Districts) and in Section 14.5 (Specific to Private Frontage Types). The standards and requirements applicable to a Building Type shall modify and take precedence without limitation over any duplicative or conflicting provisions of Section 14.3 (Specific to Form Districts) and Section 14.6 (Supplemental to Form Districts).

14.4.3- BUILDING TYPES GENERAL

Table 14.4.3-A (Street Activation - Primary and Secondary Frontages) describes the required area of glazing and openings on a Facade.

Table 14.4.3-B (Building Types Summary Table) provides an overview of the permitted Building Types. The Building Types are not intended to indicate a specific architectural style, and their names are not intended to limit uses within a Building Type. For example, a detached house type may or may not include non-residential uses within it, such as a restaurant or office where allowed by the Form District.

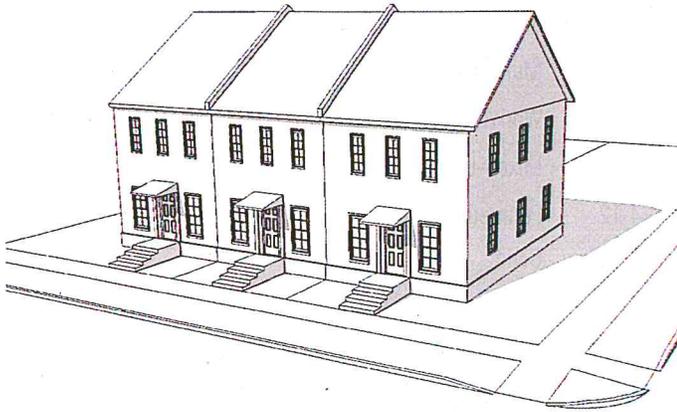
The following shall be applicable to all Building Types as indicated:

14.4.3-A- STREET ACTIVATION – PRIMARY AND SECONDARY FACADE

	Building Types: <i>Carriage House, Detached House, Duplex, Rowhouse, Multi-Family: Small and Work-Live</i>		Building Types: <i>Mixed-Use, Multi-Family: Large, Perimeter, and Flex</i>	
	Ground Floor	Upper Floors	Ground Floor	Upper Floors
Glazing, rough opening per floor <i>Spandrel glass is not considered glazing</i>	20% min	15% min	50% min ¹	20% min
Transparency, applicable to 80% of the glazing on each floor.	60% VLT min 15% VLR max	40% VLT min 15% VLR max	60% VLT min 15% VLR max	40% VLT min 15% VLR max
<i>(VLT - Visible Light Transmittance, VLR - Visible Light Reflectance)</i>				
Distance between windows	35' max.		20' max.	

¹Additional requirements shall be as required based on the Officefront or Shopfront Frontage Types. Otherwise glazing may be reduced to within 10% of prescriptive limit where required by the Residential or Commercial Energy Code.

14.4.7 - ROWHOUSE



14.4.7-D - ALLOWED FRONTAGE TYPES¹

Porch: Projecting	Section 14.5.4
Porch: Engaged	Section 14.5.5
Porch: Integral	Section 14.5.6
Stoop	Section 14.5.7
Dooryard	Section 14.5.9
Doorway	Section 14.5.10
Lightwell & Landing	Section 14.5.11

14.4.7-E - PEDESTRIAN ACCESS

Main Entrance Location	Principal Frontage
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14.4.7-A - DESCRIPTION

Rowhouse: A collection of very narrow to medium sized attached Buildings each containing a single unit and connected to one another side-by-side by a party wall. Each Building has an individual entry facing the street, and groupings often share uniform plans, fenestration and architectural treatments. This building type may sit on a single lot, or span across multiple lots each with an individual Building.

ALLOWED IN

FD4
FD5
FD6

14.4.7-B - NUMBER OF UNITS

Unit per Rowhouse	1 max.
Rowhouses per run	3 min. - 10 max.

14.4.7-C - BUILDING SIZE AND MASSING

HEIGHT

3 stories max.

BUILDING FOOTPRINT

Width per rowhouse 12' min. - 36' max.



The diagram and photographs above are for illustrative purposes only. Metrics shown thereon shall have regulatory effect.



14.4.9 - MULTI-FAMILY-LARGE



Doorway	Section 14.5.10
Lightwell & Landing ¹	Section 14.5.11
Terrace	Section 14.5.13

¹ Only allowed in situations where the slope prevents at grade entry of the building.

14.4.9-E - PEDESTRIAN ACCESS

Main Entrance Location	Principal Frontage
------------------------	--------------------



The diagram and photographs above are for illustrative purposes only. Metrics shown thereon shall have regulatory effect.

14.4.9-A - DESCRIPTION

Multi-Family, Large: A medium to large sized detached or attached Building consisting of side-by-side and/or stacked units, with one or more shared entries with at least one of which faces the street.

ALLOWED IN

FD5
FD6

14.4.9-B - NUMBER OF UNITS

Units per building	7 units min.
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14.4.9-C - BUILDING SIZE AND MASSING

HEIGHT AND BUILDING FOOTPRINT WIDTH

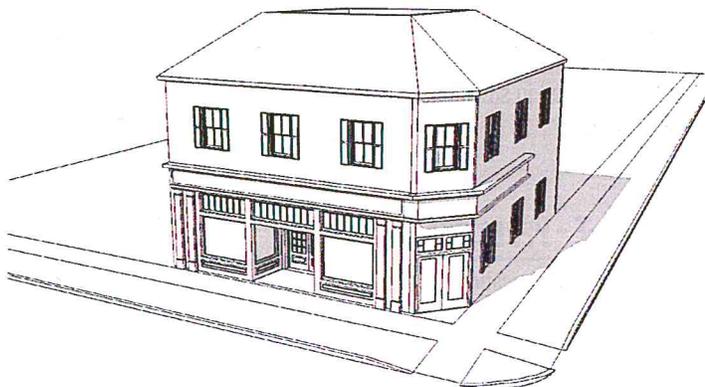
Ground Floor	14' min. floor to floor
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Overall Building height and other massing requirements per Form District standards in Section 14.3 (Specific To Form Districts).

14.4.9-D - ALLOWED FRONTAGE TYPES

Porch: Projecting	Section 14.5.4
Porch: Engaged	Section 14.5.5
Porch: Integral	Section 14.5.6
Stoop	Section 14.5.7
Forecourt	Section 14.5.8
Dooryard	Section 14.5.9

14.4.11 - MIXED-USE



14.4.11-A - DESCRIPTION

Mixed-Use: A medium to large sized attached or detached Building that provides a vertical and/or horizontal mix of uses. Units are commonly organized with pedestrian-oriented retail, hospitality or service uses on the ground floor with individual entries facing the street, and residential or office uses on upper floors served by one or more shared entries.

ALLOWED IN

FD4
FD5
FD5-PT
FD6

14.4.11-B - NUMBER OF UNITS

Units per building 2 min.

14.4.11-C - BUILDING SIZE AND MASSING

HEIGHT & BUILDING FOOTPRINT WIDTH

Ground Floor 14' min. floor to floor

Overall Building height and other massing requirements per Form District standards in Section 14.3 (Specific To Form Districts).



14.4.11-D - ALLOWED FRONTAGE TYPES

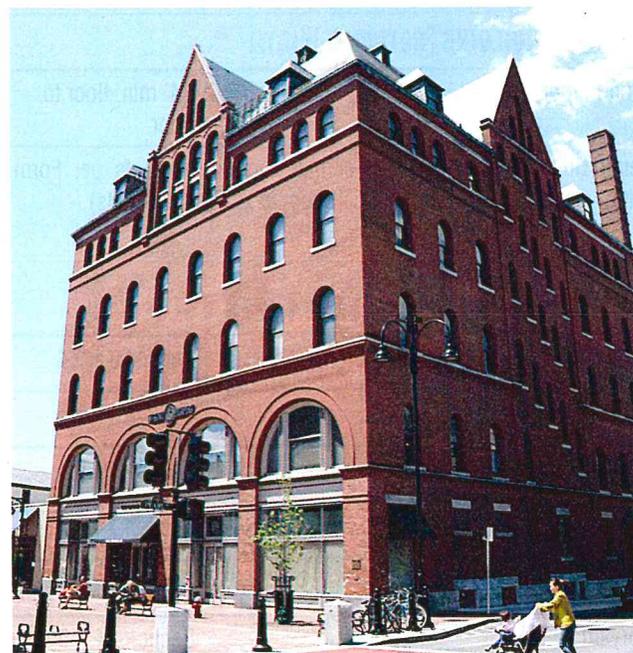
Stoop	Section 14.5.7
Forecourt	Section 14.5.8
Dooryard	Section 14.5.9
Doorway	Section 14.5.10
Lightwell & Landing ¹	Section 14.5.11
Shopfront	Section 14.5.12
Terrace	Section 14.5.13
Officefront	Section 14.5.14
Gallery ¹	Section 14.5.15
Arcade ¹	Section 14.5.16

¹ Shall be used in combination with a Shopfront or Officefront frontage type.

14.4.11-E - PEDESTRIAN ACCESS

Ground Floor Units	Principal Frontage
Upper Floors Units	Principal or Secondary Frontage

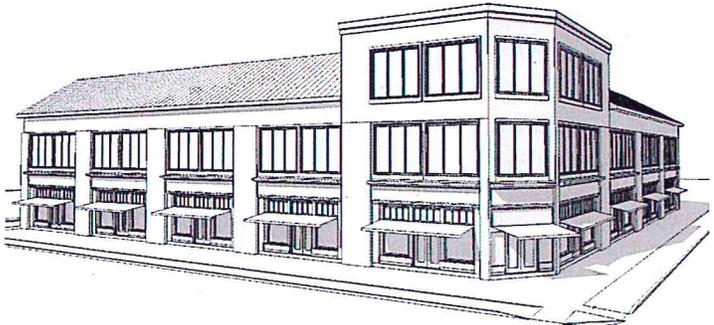
Upper floors units shall be Accessed by a common entry.



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The diagram and photographs above are for illustrative purposes only. Metrics shown thereon shall have regulatory effect.

14.4.12 - PERIMETER BUILDING



14.4.12-D - ALLOWED FRONTAGE TYPES

Stoop	Section 14.5.7
Dooryard	Section 14.5.9
Lightwell & Landing ¹	Section 14.5.11
Shopfront	Section 14.5.12
Terrace Shopfront	Section 14.5.13
Office	Section 14.5.14
Gallery ¹	Section 14.5.15
Arcade ¹	Section 14.5.16

¹ May only be used in combination with a shopfront or Officefront frontage type.

14.4.12-E - PEDESTRIAN ACCESS

Ground Floor Units	Principal Frontage
Upper Floors Units	Principal or Secondary Frontage

Ground floor units may have individual entries along the front street or side street.

Secondary Access for units may be directly from the Parking Structure.

14.4.12-A - DESCRIPTION

Perimeter Building: A shallow medium to large sized attached or detached Building that is always associated with and screens a Parking Structure or Parking Lot placed directly behind. This building type may provide a vertical and/or horizontal mix of uses commonly organized with pedestrian-oriented retail, hospitality or service uses on the ground floor with individual entries facing the street, and residential or office uses on upper floors served by one or more shared entries.

ALLOWED IN

FD5
FD6

14.4.12-B - NUMBER OF UNITS

Units per building	2 min.
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14.4.12-C - BUILDING SIZE AND MASSING

HEIGHT

Ground Floor	14' min floor to floor
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Overall Building height and other massing requirements per Form District standards in Section 14.3 (Specific To Form Districts).

The height of a Parking Structure concealed by a Perimeter Building may be equal to the height of the Perimeter Building; this may result in a Perimeter Building Story concealing more than one level of Parking.

BUILDING FOOTPRINT

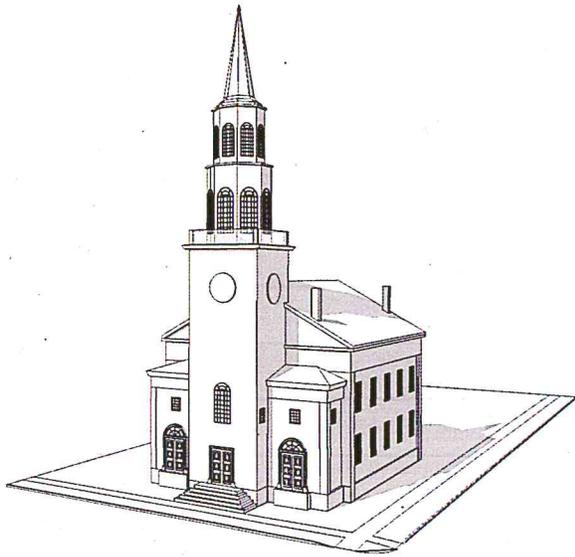
Width	Minimum - Entire width of the Parking Structure at the frontage
Depth	20' min.



Perimeter Buildings with Shopfront Frontage.

The diagram and photographs above are for illustrative purposes only. Metrics shown thereon shall have regulatory effect.

14.4.13 - CIVIC



14.4.13-A - DESCRIPTION

Civic: A medium to large sized attached or detached Building dedicated to a Civic Use and designed to stand apart from its surroundings due to the specialized nature of its public or quasi-public use for public assembly and activity. Examples include libraries, places of worship, courthouses, schools, centers of government, performing arts, and museums. They are often the most prominently sited and architecturally Significant Structures in the community.

ALLOWED IN

FD4
FD5
FD5-PT
FD6

14.4.13-B - NUMBER OF UNITS

Not applicable

14.4.13-C - BUILDING LOCATION, SIZE AND MASSING

The Front Setback of Civic Buildings in any Form District shall be between 0 and that number of feet which is equal to 50% of the depth of the Lot.

Form District standards in Section 14.3 (Specific To Form Districts) do not apply.

14.4.13-D - ALLOWED FRONTAGE TYPES

Frontage Types standards in Section 14.5 (Specific to Frontage Types) do not apply.

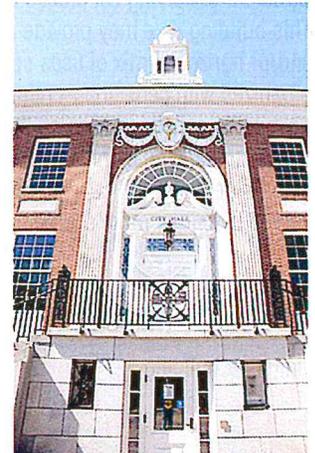
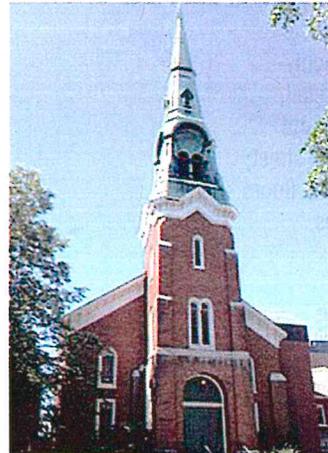
14.4.13-E - PEDESTRIAN ACCESS

Ground Floor Units	Principal Frontage
Upper Floors Units	Principal or Secondary Frontage

Civic buildings are not subject to the requirements of Section 14.3 (Specific to Form Districts) with regard to building form, Lot occupation and building placement. They are also not subject to the requirements of Section 14.5 (Specific to Frontage Types).

The design and form of Civic Buildings shall be determined after consultation with the Planning Department, consideration and recommendation of the Design Advisory Board and approval by the Development Review Board.

The height of Civic Buildings shall be limited to one additional Story above the maximum allowed height in the applicable Form District, plus the height of architectural elements described in Table 14.6.5-B.



The diagram and photographs above are for illustrative purposes only. Metrics shown thereon shall have regulatory effect.

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SECTION 14.5: SPECIFIC TO PRIVATE FRONTAGE TYPES

SUBSECTIONS:

14.5.1	Purpose	14.5.9	Dooryard
14.5.2	Applicability	14.5.10	Doorway
14.5.3	Frontage Types Summary Table	14.5.11	Lightwell & Landing
14.5.4	Porch: Projecting	14.5.12	Shopfront
14.5.5	Porch: Engaged	14.5.13	Terrace
14.5.6	Porch: Integral	14.5.14	Officefront
14.5.7	Stoop	14.5.15	Gallery
14.5.8	Forecourt	14.5.16	Arcade

14.5.1- PURPOSE

This Section sets forth the standards applicable to Private Frontages. Private Frontages are the components of a building that provide an important transition and interface between the public realm (Thoroughfares and Sidewalks, lakeshore and Civic Spaces) and the private realm (yard or building). For each Frontage Type, a description, a statement of the type's intent and design standards are provided. These standards are intended to ensure development that reinforces the highly-valued existing character and scale of Burlington's neighborhoods and downtown by providing an active and intentional relationship between the public and the private realm.

14.5.2- APPLICABILITY

These standards shall be applied to all Private Frontages within all Form Districts along Thoroughfares, lakeshore and Civic Spaces having a Building Frontage requirement, in addition to the standards found in Section 14.3 (Specific to Form Districts) and Section 14.4 (Specific to Building Types).

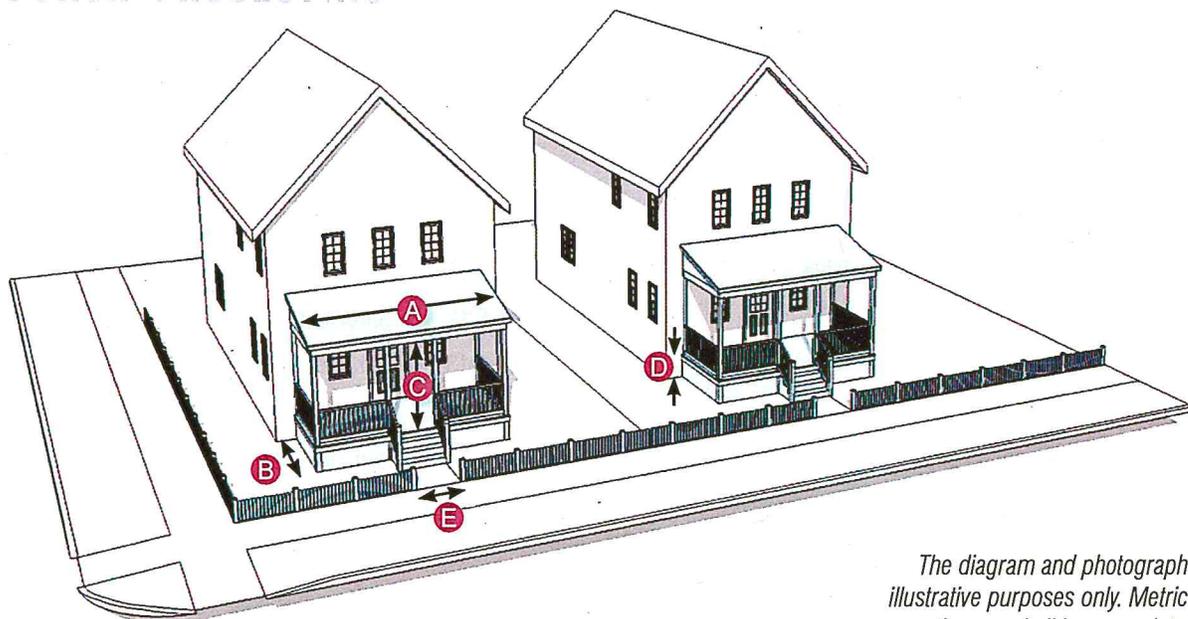
The standards and requirements applicable to a Frontage Type shall modify and take precedence without limitation over any duplicative or conflicting provisions of Section 14.3 (Specific to Form Districts), Section 14.4 (Specific to Building Types) and Section 14.6 (Supplemental to Form Districts).

14.5.3 - FRONTAGE TYPES GENERAL

Table 14.5-A (Frontage Types Summary Table) provides an overview of all allowed Frontages Types.

- a) Pedestrians shall be provided one or more direct and unobstructed paths between a public sidewalk and the primary building entrance.

14.5.4 - PORCH: PROJECTING



The diagram and photographs are for illustrative purposes only. Metrics shown thereon shall have regulatory effect.

14.5.4-A - DESCRIPTION

A Private Frontage where the Building Facade is set back from the Frontage Line, and an attached porch containing an elevated Principal entrance is permitted to Encroach into the First Lot Layer. The First Lot Layer is planted, and may include a fence to maintain spatial definition with the public right-of-way. This type is commonly associated with ground-floor Residential use.

14.5.4-B - ALLOWED WITH

Detached House	Multi-Family: Small
Duplex	Multi-Family: Large
Rowhouse	

14.5.4-C - STANDARDS

Width	8' min	(A)
Depth	6' min.	(B)
Height, Clear	8' min.	(C)
Height	Equal to number of stories	
Finish Level above Sidewalk	18" min.	(D)
Path of Travel	3' wide min.	(E)

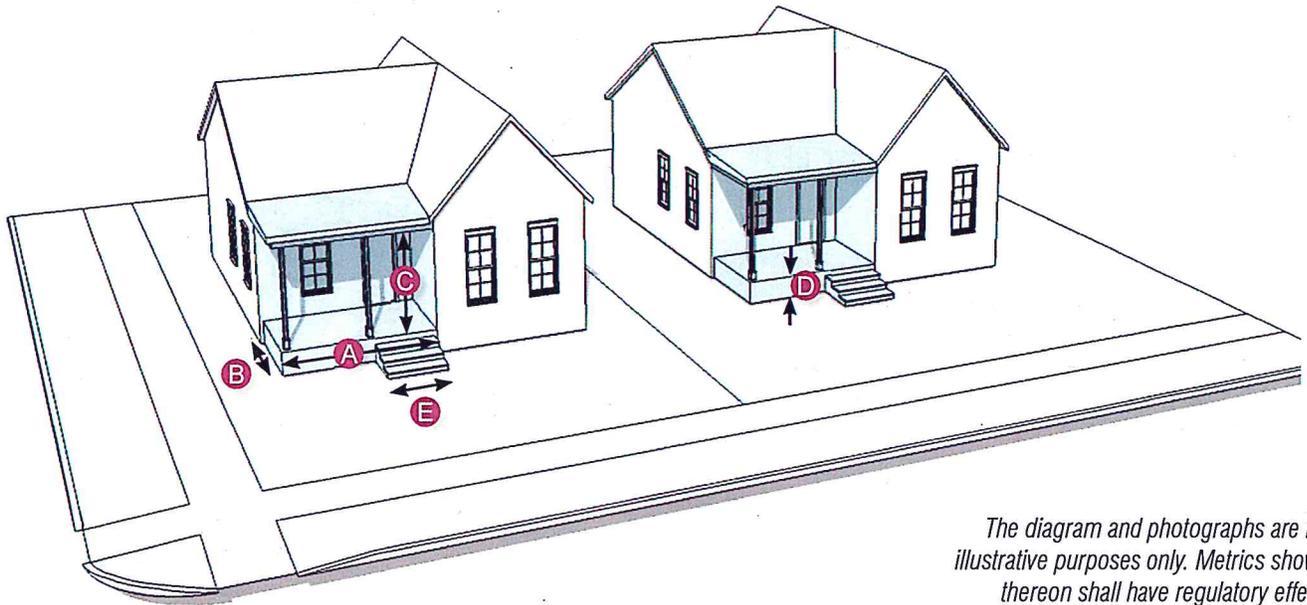
14.5.4-D - MISCELLANEOUS

Projecting porches must have three sides and have a roof and may not be enclosed.

Upper Story porches shall not be connected with porches below with an external stairway.



14.5.5 - PORCH: ENGAGED



The diagram and photographs are for illustrative purposes only. Metrics shown thereon shall have regulatory effect.

14.5.5-A - DESCRIPTION

A Private Frontage where the Building Facade may or may not be set back from the Frontage Line, and includes a porch containing an elevated Principal entrance with two adjacent sides that are engaged to the building while two sides are open. The First Lot Layer is planted, and may include a fence to maintain spatial definition with the public right-of-way. This type is commonly associated with ground-floor Residential use.

14.5.5-B - ALLOWED WITH

Detached House	Multi-Family: Small
Duplex	Multi-Family: Large
Rowhouse	

14.5.5-C - STANDARDS

Width	6' min - 8' max	(A)
Depth	6' min - 8' max	(B)
Height, Clear	8' min.	(C)
Height	Equal to number of stories	
Finish Level above Sidewalk	18" min.	(D)
Path of Travel	3' wide min.	(E)

14.5.5-D - MISCELLANEOUS

Engaged porches must have two sides and have a roof, and may not be enclosed.

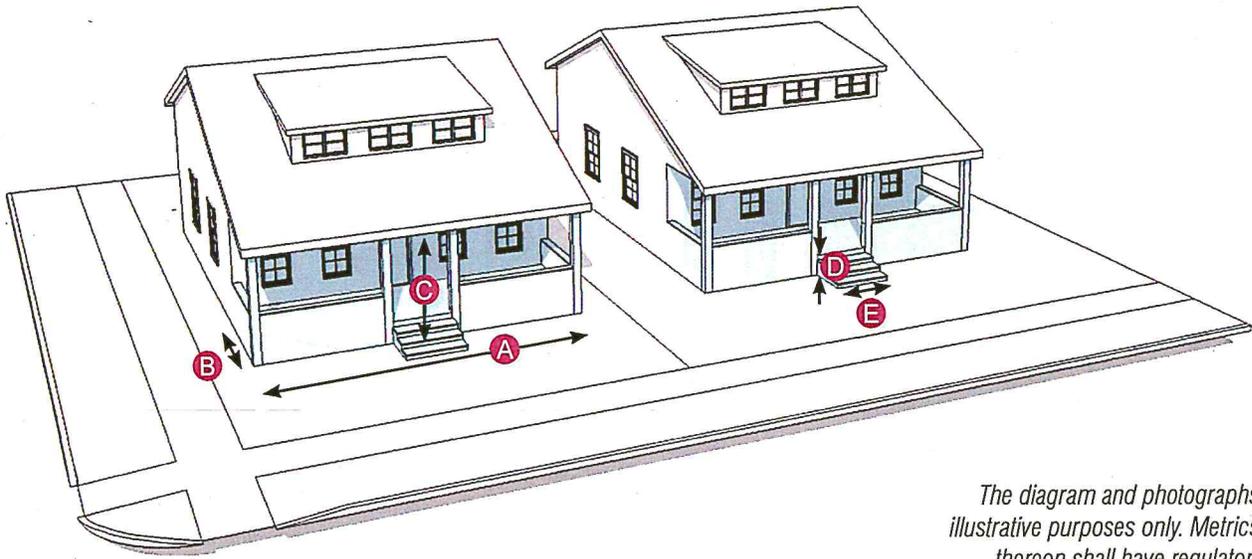
Engaged porches are not allowed to Encroach within the First Lot Layer.

Upper Story porches shall not be connected with porches below with an external stairway.



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14.5.6 - PORCH: INTEGRAL



The diagram and photographs are for illustrative purposes only. Metrics shown thereon shall have regulatory effect.

14.5.6-A - DESCRIPTION

A Private Frontage where the Building Facade is set back from the Frontage Line, and a porch containing an elevated Principal entrance is open on one, two or three sides is integral to the overall massing and roof form of the building. The First Lot Layer is planted, and may include a fence to maintain spatial definition with the public right-of-way. This type is commonly associated with ground-floor Residential use.

14.5.6-B - ALLOWED WITH

Detached House Multi-Family: Small
Duplex

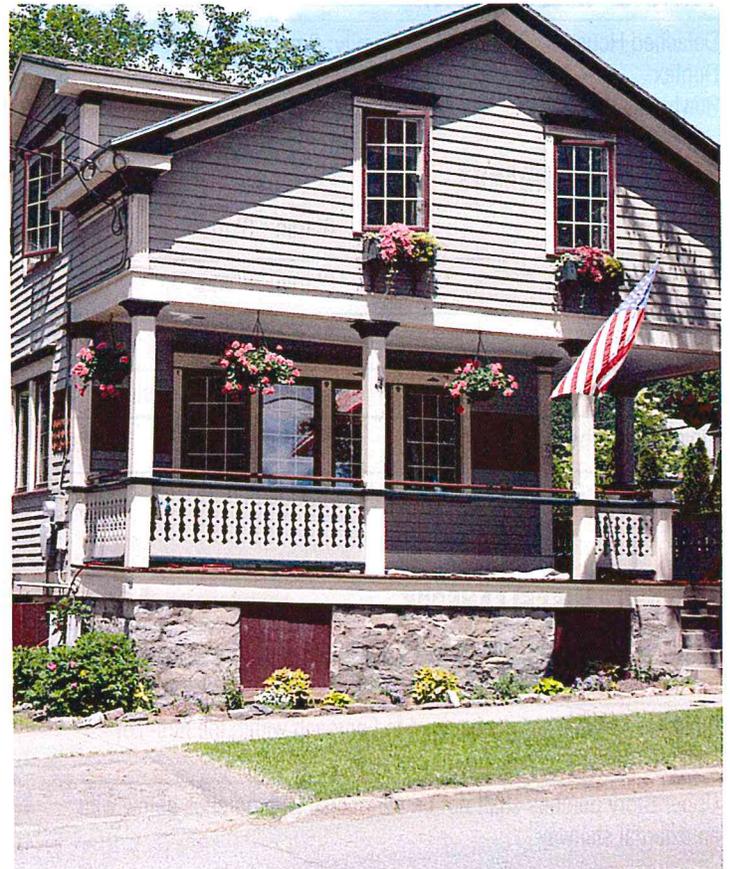
14.5.6-C - STANDARDS

Width	10' min	A
Depth	6' min.	B
Height, Clear	8' min.	C
Height	2 stories max.	
Finish Level above Sidewalk	18" min.	D
Path of Travel	3' wide min.	E

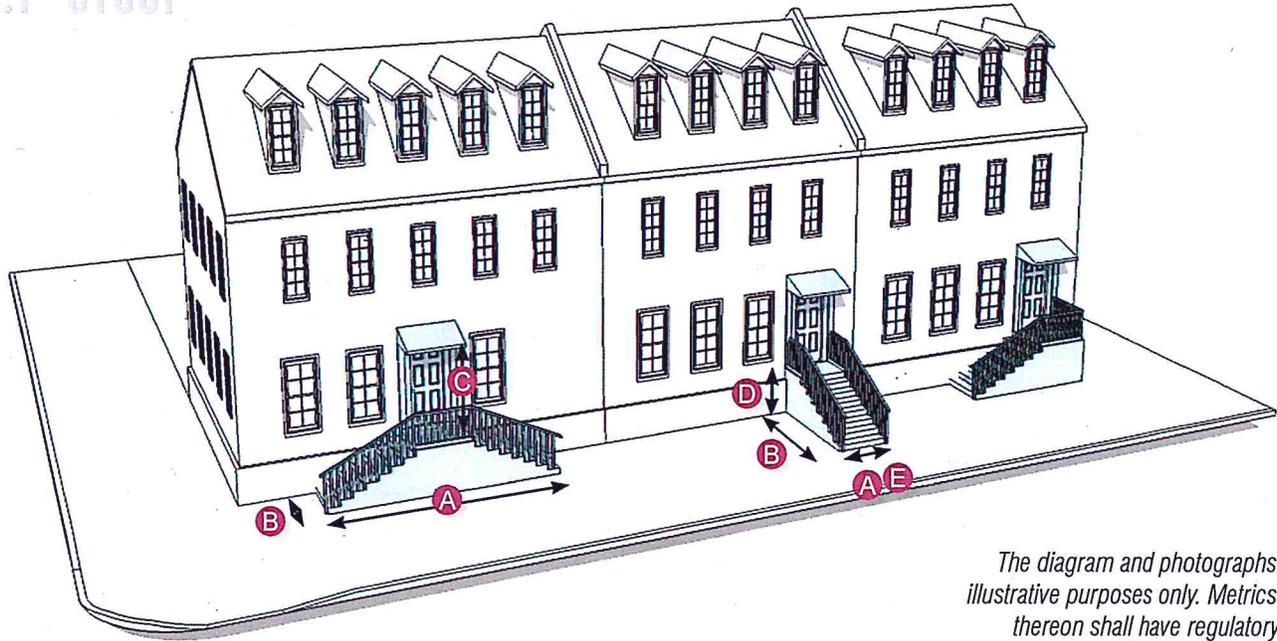
14.5.6-D - MISCELLANEOUS

Integrated porches must be open on one, two or three sides and may not be enclosed.

Upper Story porches shall not be connected with porches below with an external stairway.



14.5.7- STOOP



The diagram and photographs are for illustrative purposes only. Metrics shown thereon shall have regulatory effect.

14.5.7-A - DESCRIPTION

A Private Frontage where the Building Façade is aligned close to the Frontage Line, and the first Story is elevated from the Sidewalk sufficiently to secure privacy for the windows from a busy public Sidewalk. The elevated Principal entrance is accessed by an exterior stair and small landing that is permitted to Encroach into the First Lot Layer. The First Lot Layer may be planted, or paved to join with the adjoining public Sidewalk. This type is commonly associated with ground-floor Residential use.

14.5.7-B - ALLOWED WITH

Detached House	Multi-Family: Large
Duplex	Work/Live
Rowhouse	Mixed-Use
Multi-Family: Small	

14.5.7-C - STANDARDS

Width	4" min. - 8' max.	(A)
Depth	3' min. - 6' max.	(B)
Height, Clear	8' min.	(C)
Height	1 Story max.	
Finish Level above Sidewalk	18" min. - 4' max.	(D)
Path of Travel	3' wide min.	(E)

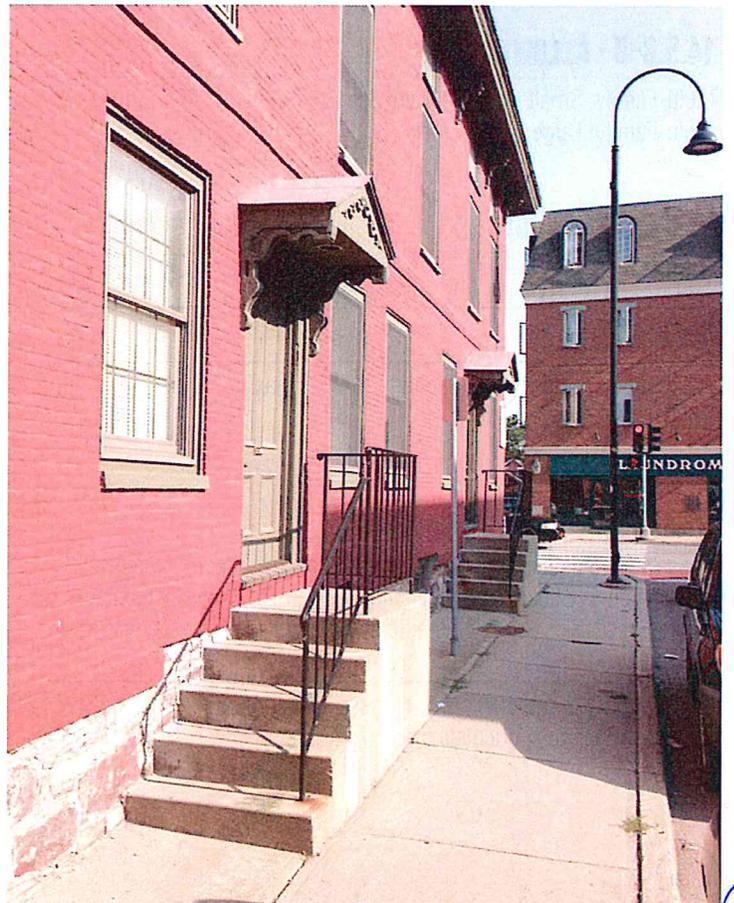
14.5.7-D - MISCELLANEOUS

Stairs may be perpendicular or parallel to the building façade.

The entry doors are encouraged to be covered or recessed to provide shelter from the elements.

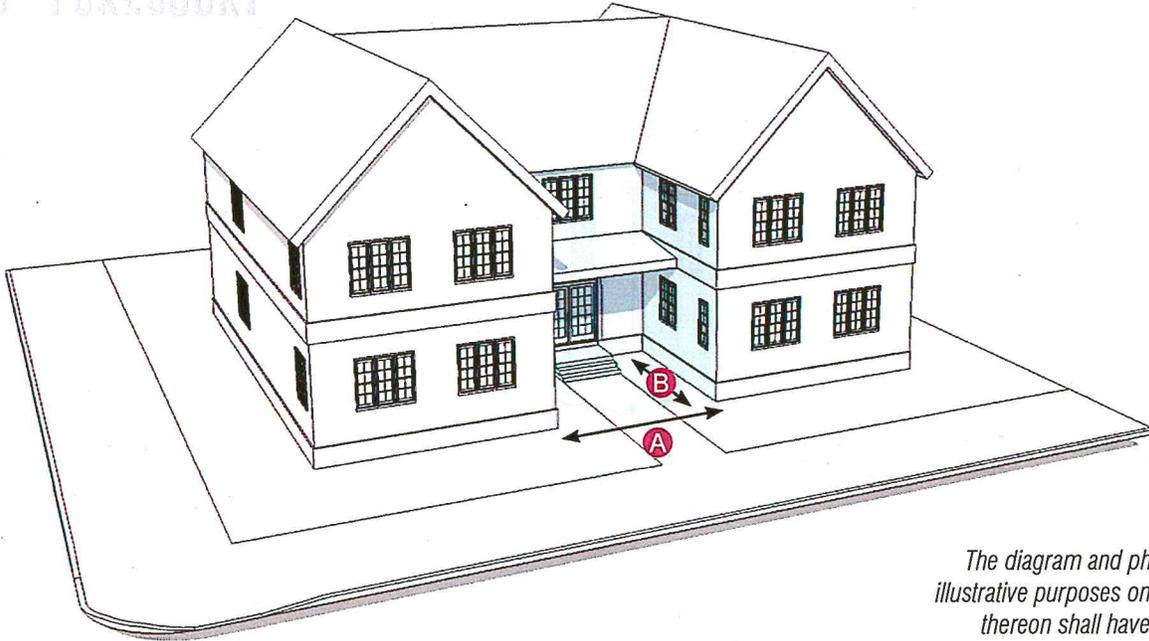
All doors must face the street.

Stoops are allowed to Encroach within the First Lot Layer to the frontage line.



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14.5.8 - FORECOURT



The diagram and photographs are for illustrative purposes only. Metrics shown thereon shall have regulatory effect.

14.5.8-A - DESCRIPTION

A Private Frontage where a portion of the Façade is aligned close to or at the Frontage Line, and the central portion of the Façade is set back to create a courtyard with a Principal entrance at-grade and space for gathering and circulation, or for outdoor shopping or restaurant seating. The First Lot Layer and courtyard may be planted or paved to join with the adjoining public Sidewalk. This type should be used sparingly, and may be allocated in conjunction with other Frontage types to define individual or shared entries at least one of which faces the street.

14.5.8-B - ALLOWED WITH

- Multi-Family: Small Mixed-Use
- Multi-Family: Large Flex

14.5.8-C - STANDARDS

Width	12' min.	A
Depth	12' min.	B
Ratio, Building Height to Forecourt Width	2:1 max.	

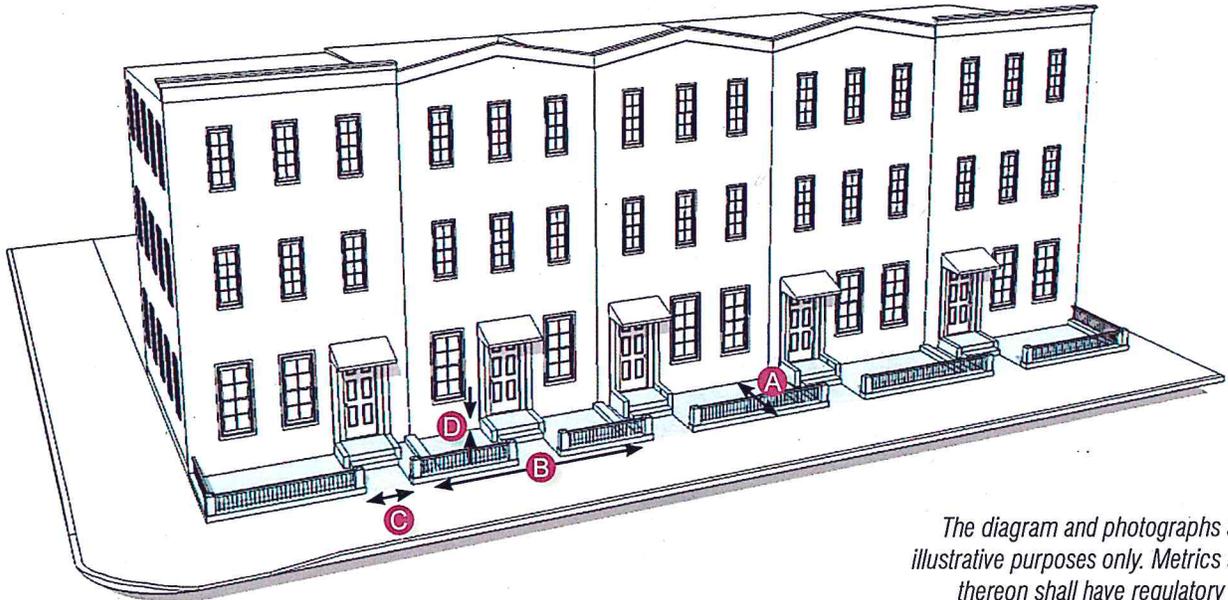
14.5.8-D - MISCELLANEOUS

These standards may be used in conjunction with other Frontage Types such as Shopfront, Officefront, Dooryard, or Doorway Frontage Types. In case of a conflict, the Forecourt Frontage Type standards shall prevail.

The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort.



14.5.9- DOORYARD



The diagram and photographs are for illustrative purposes only. Metrics shown thereon shall have regulatory effect.

14.5.9-A - DESCRIPTION

A Private Frontage where the Building Facade is aligned close to the Frontage Line, and the Frontage Line is defined by a low wall, decorative fence or hedge providing a strong spatial definition from the public Sidewalk. The result is a small semi-private dooryard containing the Principal entrance in First Lot Layer. The dooryard may be slightly raised, sunken, or be at-grade, and may be planted or paved. This type is commonly associated with ground-floor Residential use.

14.5.9-B - ALLOWED WITH

Rowhouse	Work/Live
Multi-Family: Small	Mixed-Use
Multi-Family: Large	Perimeter Building

14.5.9-C - STANDARDS

Depth	8' min.	(A)
Width	Equal to the width of the Facade min. 50' max.	(B)
Depth of recessed entries	5' max.	
Path of travel	3' wide min.	(C)
Finish level above Sidewalk	18" max.	(D)
Finish level below Sidewalk	18" max.	



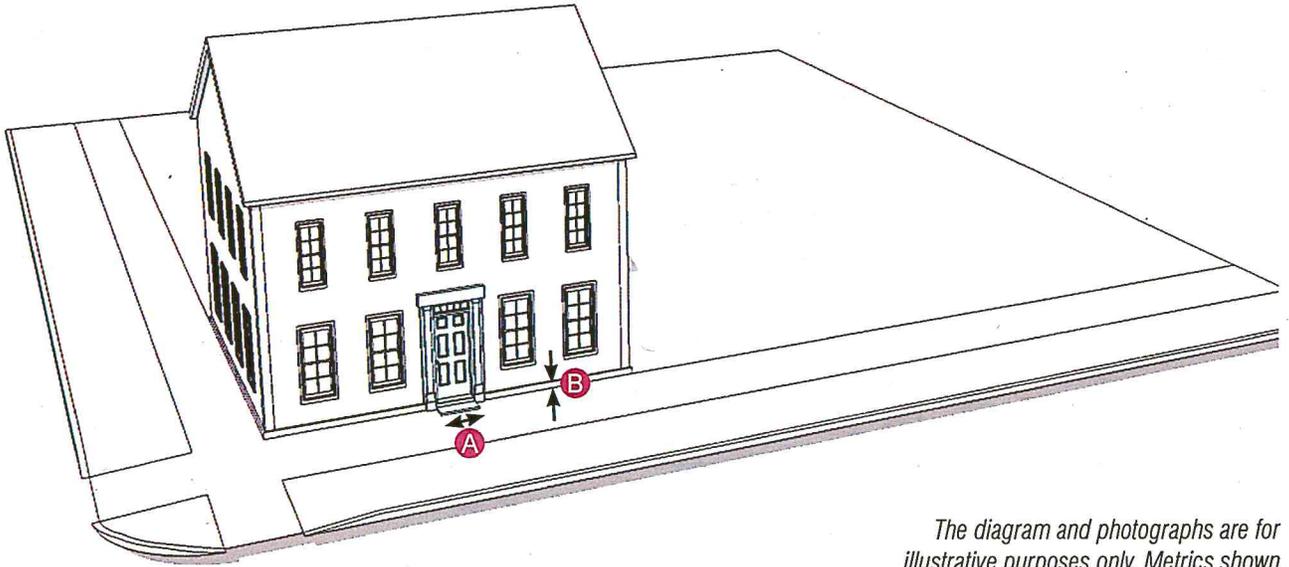
14.5.9-D - MISCELLANEOUS

This Frontage Type may be used in conjunction with other Frontage Types, such as Doorway, Stoop, Shopfront or Officefront. In case of a conflict, the Dooryard Frontage Type standards shall prevail.

Shall not be used for circulation for more than one ground floor entry.

Dooryards are allowed to Encroach within the First Lot Layer to the Frontage Line.

14.5.10 - DOORWAY



The diagram and photographs are for illustrative purposes only. Metrics shown thereon shall have regulatory effect.

14.5.10-A - DESCRIPTION

A Private Frontage where the Building Facade is aligned close to or at the Frontage Line, and the Principal entrance provides an at-grade entry. To the extent there is a First Lot Layer, it may be planted or paved to join with the adjoining public Sidewalk. This type is commonly associated with ground-floor Residential use.

14.5.10-B - ALLOWED WITH

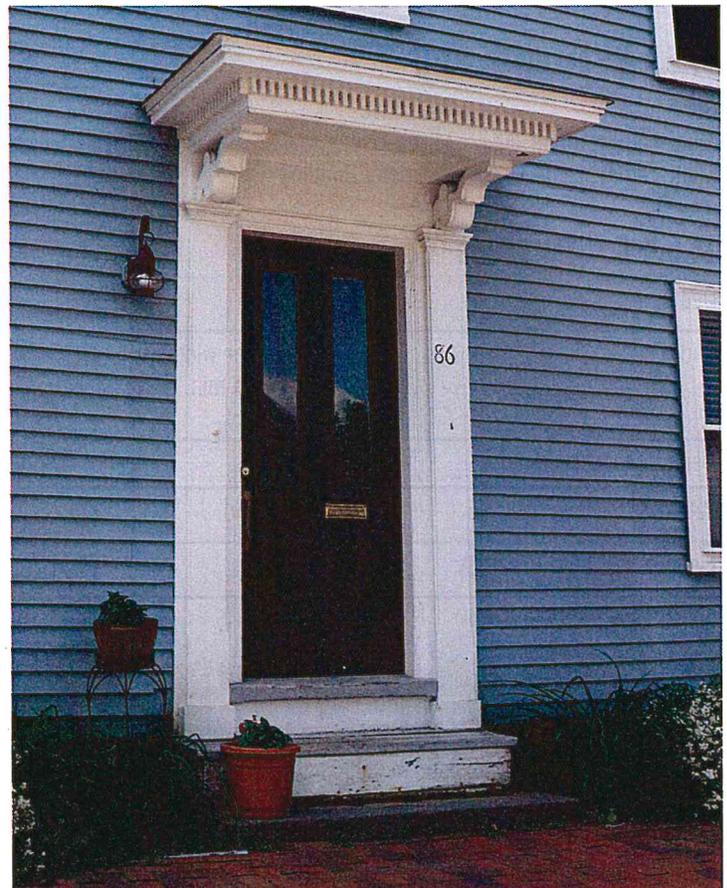
Detached House	Multi-Family: Small
Duplex	Multi-Family: Large
Rowhouse	Work/Live

14.5.10-C - STANDARDS

Depth of recessed entries	5' max.	
Path of travel	3' wide min.	A
Finish level above Sidewalk	18" max.	B

14.5.10-D - MISCELLANEOUS

This Frontage Type may be used in conjunction with other Frontage Types, such as Terrace, Dooryard and Gallery.



14.5.11- LIGHTWELL & LANDING



The diagram and photographs are for illustrative purposes only. Metrics shown thereon shall have regulatory effect.

14.5.11-A - DESCRIPTION

A Private Frontage where the Building Facade is set back from the Frontage line, and a Principal entrance is elevated and accessed by an exterior stair with or without a small landing, and/or sunken and accessed via a Lightwell. The Frontage Line adjoining the Lightwell is partially defined by a low wall, decorative fence or hedge providing a strong spatial definition from the public Sidewalk and safety for pedestrians passing by. This type is particularly well-suited for accommodating grade changes along a Frontage Line, allows for activation of below grade spaces, and buffering residential, retail or service uses from busy public Sidewalks. The First Lot Layer and Lightwell may be planted or paved to join with the adjoining public Sidewalk.

14.5.11-B - ALLOWED WITH

Rowhouse	Work/Live
Multi-Family: Small	Mixed-Use
Multi-Family: Large	Perimeter Building



14.5.11-C - STANDARDS

Height		
Landing (above Sidewalk)	6' max.	A
Lightwell (below Sidewalk)	6' max.	B
Depth, Clear	5' min.	C
Height, Clear	8' min.	D
Path of travel	3' wide min.	E

14.5.11-D - MISCELLANEOUS

A short fence shall be placed along the frontage line at the Lightwell for the safety of pedestrians.

Lightwells are allowed to Encroach within the First Lot Layer to the Frontage Line.

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14.5.12 - SHOPFRONT



The diagram and photographs are for illustrative purposes only. Metrics shown thereon shall have regulatory effect.

14.5.12-A - DESCRIPTION

A Private Frontage where the Building Facade is aligned close to or at the Frontage Line with individual at-grade entries for ground level uses provided directly onto the public Sidewalk. This type is commonly associated with retail, service or hospitality uses, and has substantial glazing on the Sidewalk level and may include an Awning or Canopy that may Encroach into the First Lot Layer and over-lap the Sidewalk. To the extent there is a First Lot Layer, it may be planted or paved with or without outdoor shopping or restaurant seating to join with the adjoining public Sidewalk.

14.5.12-B - ALLOWED WITH

Work/Live	Flex
Mixed Use	Perimeter Building

14.5.12-C - STANDARDS

Distance between glazing	2' max.	A
Sill Height	3' max.	
Ground floor glazing	70% min. between 3' and 10' above the Principal Entrance level	
Depth of recessed entries	5' max.	
Principal Entrance level	At grade, unless used with a Lightwell & Landing Frontage	B

14.5.12-D - MISCELLANEOUS

Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.

See Section 14.6.10 (Supplemental to Form Districts - Sign Standards) for Signs and awnings requirements.

This frontage type may also be used in conjunction with other frontage types such as Lightwell & Landing, Arcade, Gallery and Terrace.

A separate entrance to upper stories is allowed.

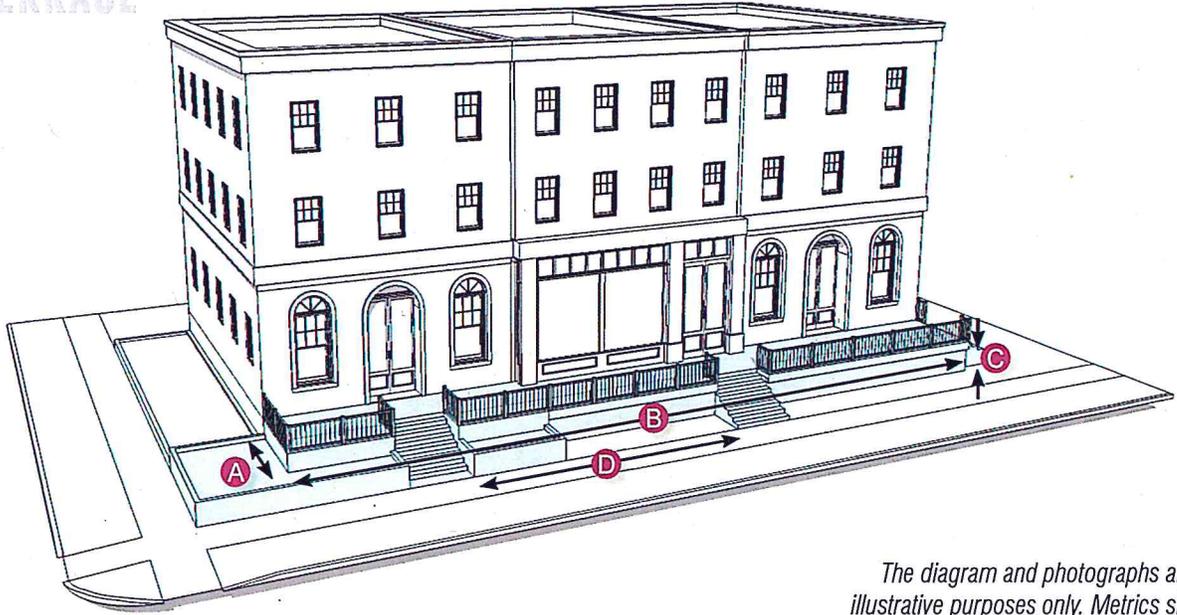
The following Architectural Standards shall be applicable to Buildings with a Shopfront Private Frontage in all Form Districts:

- a) One continuous load-bearing beam shall carry the entire load of the Facade to the partition walls so that the Facade may be changed with no structural impediment.
- b) Internal structural support to allow back bolting installation of Signs and awnings shall be provided whether or not Signs or awnings are installed at the time of initial construction.
- c) Any Frontage Setbacks shall be paved to match the Sidewalk.
- d) Shopfront doors, windows, awnings, Signs and lighting shall be designed as a unified whole.
- e) Displays within shopfront windows may not be enclosed or encased so that they obstruct the view of the activity behind.
- g) External security shutters are not permitted.



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14.5.13- TERRACE



The diagram and photographs are for illustrative purposes only. Metrics shown thereon shall have regulatory effect.

14.5.13-A - DESCRIPTION

A Private Frontage where the Building Facade is at or near the frontage line with an elevated terrace that may Encroach into the First Lot Layer providing level or terraced public circulation along the façade. This type can be used to provide at-grade access while accommodating a grade change along a Frontage Line. Frequent steps up to the terrace are necessary to avoid dead walls and maximize Access. This type is required to be used in conjunction with other Frontage types to define individual or shared entries facing the street.

14.5.13-B - ALLOWED WITH

- | | |
|---------------------|--------------------|
| Multi-Family: Small | Mixed-Use |
| Multi-Family: Large | Flex |
| Work/Live | Perimeter Building |

14.5.13-C - STANDARDS

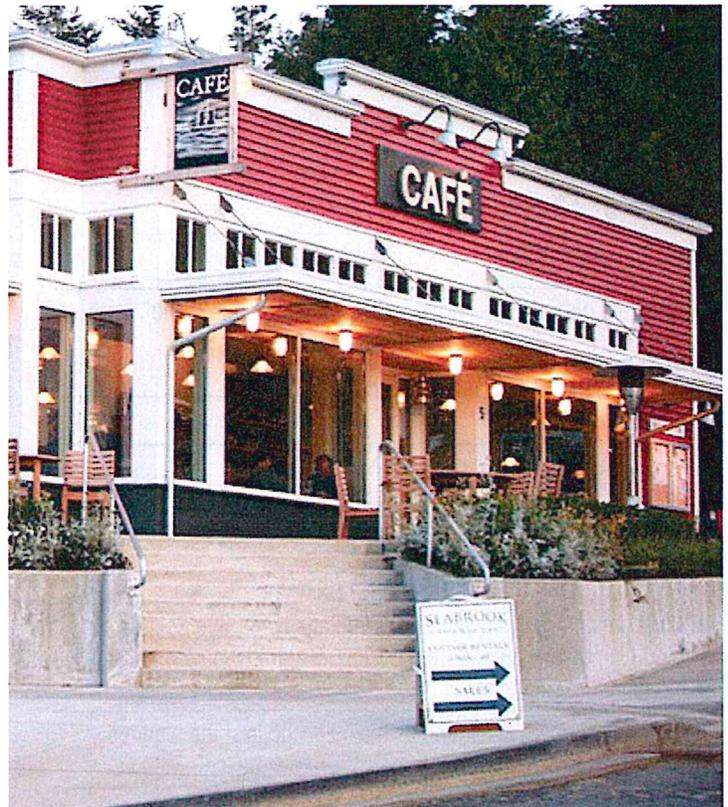
Depth, Clear	5' min.	(A)
Length of terrace	150' max.	(B)
Finish level above Sidewalk	3' max.	(C)
Distance between stairs/Access	50' max.	(D)

14.5.13-D - MISCELLANEOUS

These standards shall be used in conjunction with those for the Shopfront, Officefront, or Doorway Frontage Types.

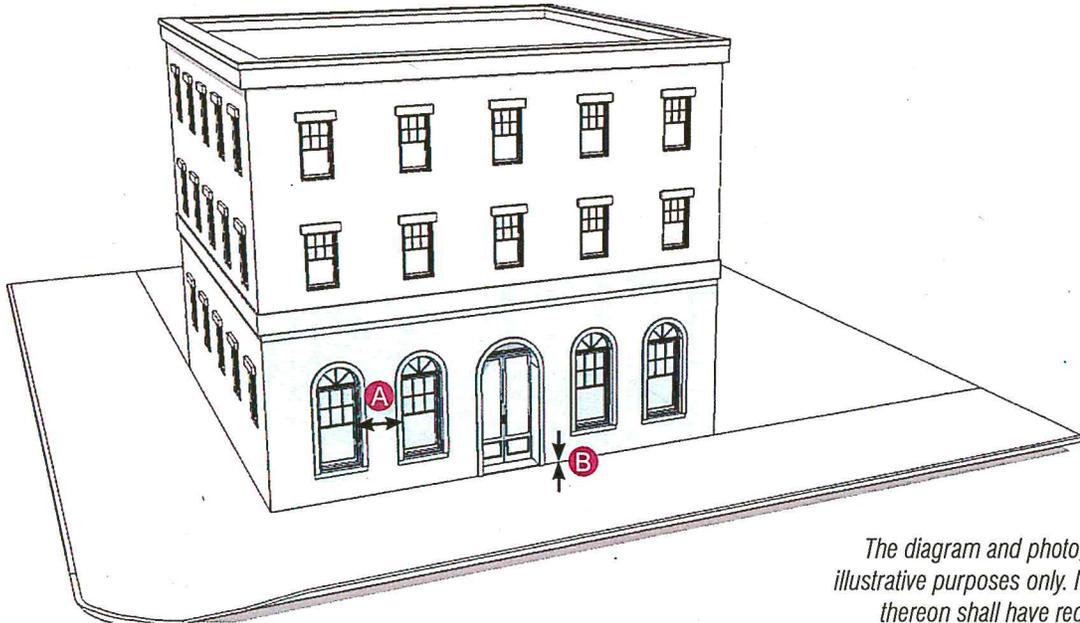
Low walls used as seating are encouraged.

Terrace is allowed to Encroach within the First Lot Layer to the Frontage Line.



7

14.5.14 - OFFICEFRONT



The diagram and photographs are for illustrative purposes only. Metrics shown thereon shall have regulatory effect.

14.5.14-A - DESCRIPTION

A Private Frontage where the Building Facade is set back from the Frontage Line with individual at-grade entries for ground level uses provided directly onto the public Sidewalk. This type is commonly associated with office, retail, service or hospitality uses, and has substantial glazing on the Sidewalk level although not as required by a Shopfront, and may include an Awning or Canopy that may Encroach into the First Lot Layer and over-lap the Sidewalk. To the extent there is a First Lot Layer, it may be planted or paved with or without outdoor shopping or restaurant seating to join with the adjoining public Sidewalk.

14.5.14-B - ALLOWED WITH

Work/Live	Flex
Mixed Use	Perimeter Building

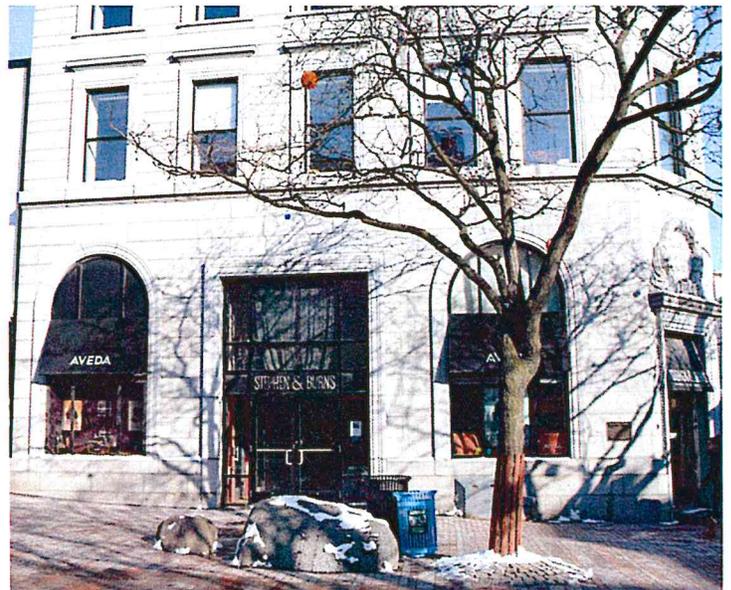
14.5.14-C - STANDARDS

Distance between glazing	4' max.	(A)
Ground floor glazing	50% min. between 3' and 10' above the Principal Entrance level	
Depth of recessed entries	5' max.	
Principal Entrance level	At grade	(B)

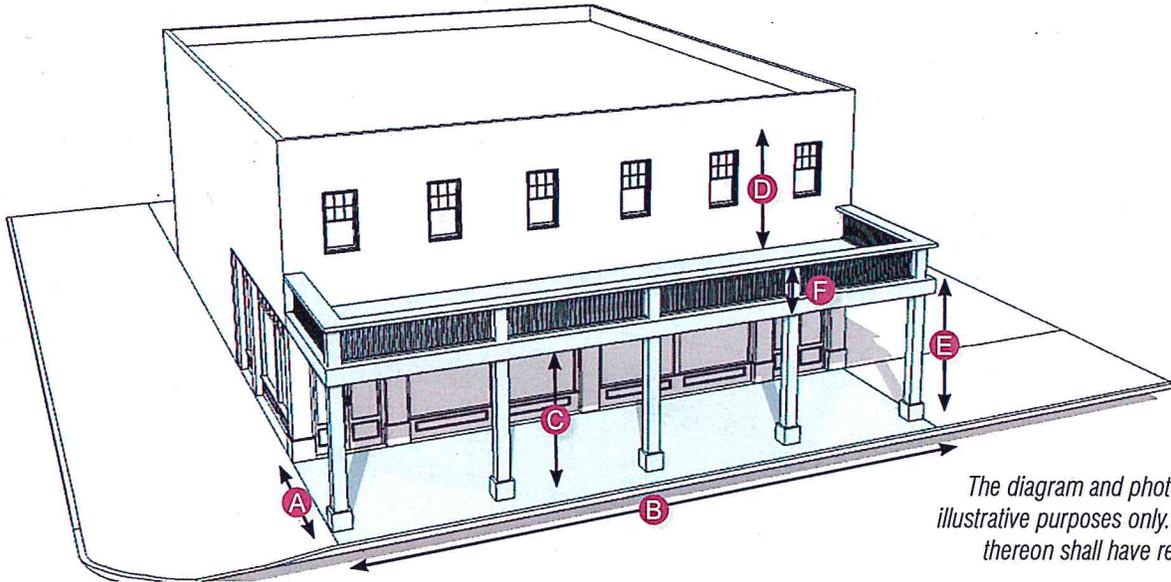
14.5.14-D - MISCELLANEOUS

Awnings are allowed with Officefront frontage type. See Section 14.6.10 (Supplemental to Form Districts - Sign Standards) for Signs and awnings requirements.

Doors may be recessed as long as main Facade is at the required Setback.



14.5.15 - GALLERY



The diagram and photographs are for illustrative purposes only. Metrics shown thereon shall have regulatory effect.

14.5.15-A - DESCRIPTION

A Private Frontage where the Building Facade is set back from the Frontage Line with an attached one or two story cantilevered shed or a lightweight colonnade that fully Encroaches into the First Lot Layer. This type is intended for Buildings with ground floor commercial, hospitality or retail uses. This type is required to be used in conjunction with other Frontage types to define individual or shared first floor entries facing the street.

14.5.15-B - ALLOWED WITH

Mixed-Use Flex Perimeter Building

14.5.15-C - STANDARDS

Depth	8' min.	(A)
Width	Equal to width of the Facade	(B)
Ground floor height, Clear	14' min.	(C)
Upper floor height, Clear	9' min.	(D)
Height	Equal to the second Story floor level	(E)
Upper floor railing height	5' max.	(F)

14.5.15-D - MISCELLANEOUS

These standards may be used in conjunction with those for the Shopfront or Doorway Frontage Types.

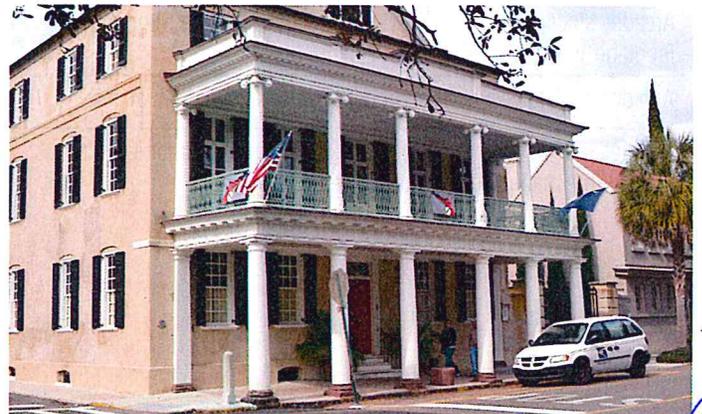
No external stairways are allowed to reach the upper-Story portion of galleries along a frontage.

Galleries shall remain open on three sides and may have a roof or awning covering the upper floor.

Galleries shall have a consistent depth along a frontage.

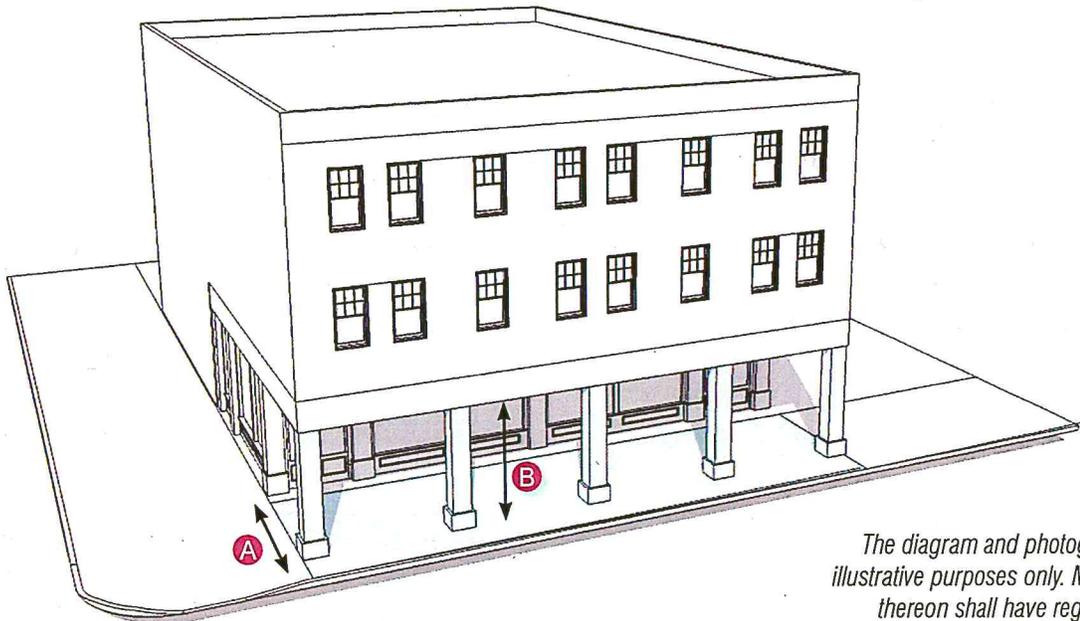
Galleries are allowed to Encroach within the First Lot Layer to the Frontage Line, but in no case shall it extend in the public ROW.

Galleries may not contain Driveways, parking, loading or service areas or mechanical equipment or vents.



Handwritten initials 'JF' in a circle.

14.5.16 - ARCADE



The diagram and photographs are for illustrative purposes only. Metrics shown thereon shall have regulatory effect.

14.5.16-A - DESCRIPTION

A Private Frontage where only the ground floor level of the Building Facade is set back from the Frontage Line. The Building Facade for the upper floors is at the Frontage Line and is supported by a colonnade with habitable space above. This type is intended for Buildings with ground floor commercial, hospitality or retail uses. This type is required to be used in conjunction with other Frontage types to define individual or shared first floor entries facing the street

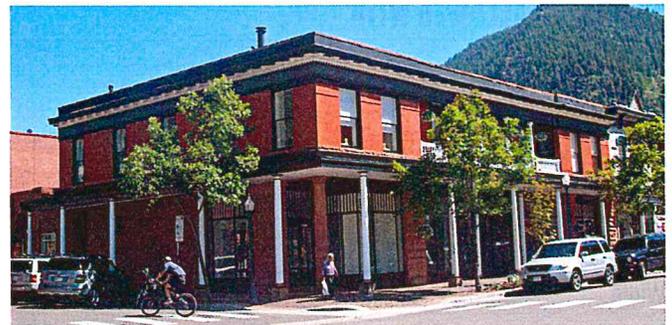
14.5.16-B - ALLOWED WITH

Mixed-Use
Flex

Perimeter Building

14.5.16-C - STANDARDS

Depth, Clear	12' min.	A
Height	1 Story max.	
Height, Clear	14' min.	B



14.5.16-D - MISCELLANEOUS

Arcades shall also follow all of the regulations for the Shopfront Frontage Type.

Arcades shall have a consistent depth across the entire Facade.

Arcades may not contain Driveways, parking, loading, or service areas or mechanical equipment or vents.



SECTION 14.6: SUPPLEMENTAL TO FORM DISTRICTS

SUBSECTIONS:

14.6.1	Purpose	14.6.9	Bicycle Parking Standards
14.6.2	Applicability	14.6.10	Sign Standards
14.6.3	Yard Types & Lot Layers	14.6.11	Architectural Standards
14.6.4	Topography and Hillside Requirements	14.6.12	Landscape and Site Standards
14.6.5	Building Height	14.6.13	Civic Spaces Standards
14.6.6	Historic Building and Districts	14.6.14	Stormwater Management
14.6.7	Special Use Regulations	14.6.15	Outdoor Lighting
14.6.8	Parking, Loading, Service, Driveways and Circulation	14.6.16	Telecommunications Equipment

14.6.1- PURPOSE

This Section establishes standards that supplement the regulations of each Form District. The standards are specific to particular aspects of development, such as parking and Sign Standards. These standards are intended to promote development that complements and reinforces the vibrant, mixed-use pedestrian environment of Burlington.

14.6.2- APPLICABILITY

This Section applies to all development in applicable Form Districts. The specific standards and requirements applicable to a Form District (Section 14.3 Specific to Form Districts), Building Type (Section 14.4 Specific to Building Types) and/or a Frontage Type (Section 14.5 Specific to Frontage Types) shall modify and take precedence without limitation over any duplicative or conflicting provisions of this Section.

Each Subsection within this Section further refines the applicability of the standards.

14.6.3 - YARD TYPES AND LOT LAYERS

- a) Purpose. This Subsection establishes Yard Types and Lot Layers used to determine the placement of buildings on a Lot within each Form Districts.
- b) Yard Types. Buildings and Lots shall conform to the Yard Type standards within each Form District, as set forth in Table 14.6.3-A (Yard Types).

TABLE 14.6.3-A - YARD TYPES

EDGEYARD

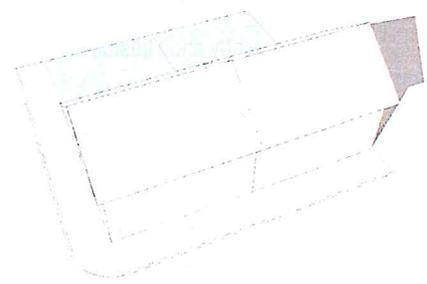
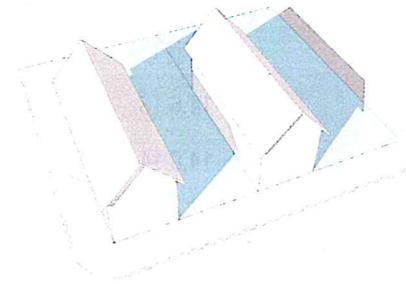
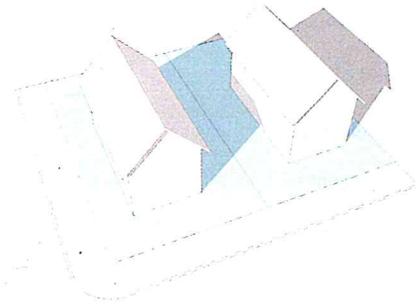
A Lot where a building occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets back from the frontage.

SIDEYARD

A Lot where the building occupies one side of the Lot with the Setback to the other side. A shallow frontage Setback defines a more urban condition.

REARYARD

A Lot where the building occupies the full frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous façade defines the Public Frontage/realm.



- c) Lot Layers. Lots are composed of three Lot Layers, the First Lot Layer, the Second Lot Layer and the Third Lot Layer, as shown in Illustration 14.6.3-A (Lot Layers).
 - i. First Lot Layer: that portion of a Lot between the Frontage Line and the Façade of the Principal Building situated on or to be situated on the Lot.
 - ii. Second Lot Layer: that portion of a Lot bounded by the Façade of the Principal Building situated on or to be situated on the Lot and a line which is 20 feet from and parallel to the Façade of the Primary Building situated on or to be situated on the Lot.
 - iii. Third Lot Layer: that portion of a Lot bounded by (a) the Second Lot Layer and (b) the Rear Lot Line.

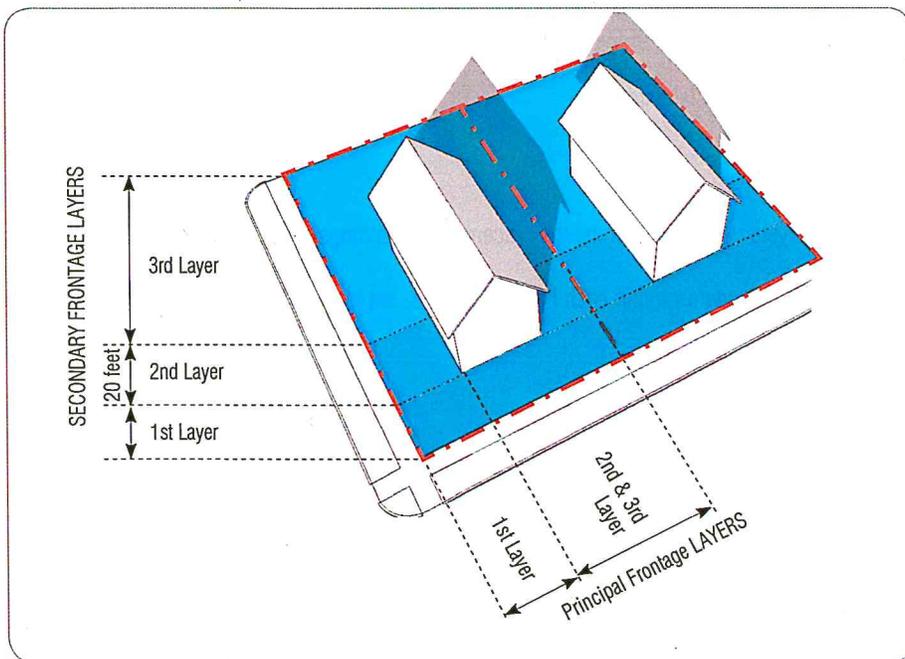


Illustration 14.6.3-A - Lot Layers

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14.6.4 - TOPOGRAPHY AND HILLSIDE REQUIREMENTS

- a) Purpose and Applicability. This Subsection establishes standards and guidance for development on sites with irregular, undulating, or uneven topography. The standards in this Subsection shall apply in all Form Districts.
- b) Building Height. Sites with uneven topography present unique issues in relation to building height. The Burlington Form-Based Code addresses building height in the following ways:
 - i. Maximum and/or Minimum Building Height. Building heights are regulated by Form Districts (See Section 14.3 - Specific to Form Districts) and the Regulating Plan Map 2 (See Section 14.2 - Regulating Plan - Special Requirements).
 - ii. Overall Building Height. The maximum height of a building follows the existing topography of a site and shall be measured from the lowest grade along a Frontage. This ensures that buildings comply with the building height across an entire site. See SubSection 14.6.5 (Building Height).
 - iii. Exposed Basements. The maximum amount a basement may be exposed before it counts as a building Story is set forth in Subsection 14.6.5-b). At the point where an exposed basement no longer counts as a building Story, the height of the building may be increased.
- c) Grading or Regrading of Sites. Buildings on steep slopes shall reflect the pre-construction topography of the site. When a site's topography is modified, the site shall be graded in such a way to avoid the following features:
 - i. Retaining walls or blank walls taller than four feet in height along required Principal or Secondary Frontage;
 - ii. Retaining walls taller than 8 feet in height along the rear or side setbacks; and
 - iii. The construction of buildings that do not reflect the preconstruction topography of the site. Illustrations 14.6.4-A & 14.6.4-B below show methods of appropriate site grading methods.
- d) Administrative Relief. Subsection 14.7 (Varying The Form; Administrative Relief) provides a process to obtain variations to standards found in this Chapter due to topographic constraints.



Illustration 14.6.4-A - Appropriate Site Grading

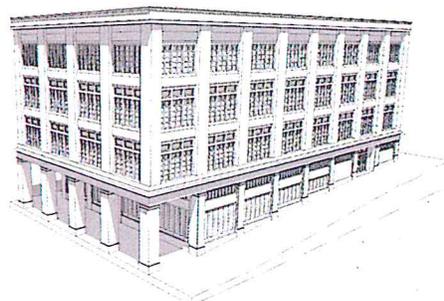


Illustration 14.6.4-B - Appropriate Site Grading

14.6.5 - BUILDING HEIGHT

- a) Purpose and Applicability. This Subsection shall apply to all Form Districts and establishes the methodology used to measure and calculate the height of a Building to ensure that new development is consistent with the character and scale of Burlington's downtown. The maximum and minimum height of a Building shall be as determined by Section 14.3 Specific to Form Districts.
- b) Building Height by Story. A Story or floor shall be measured as follows for purposes of regulating the height of a building:
 - i. Upper floors, mezzanines or lofts must extend beyond 33% of the floor area below to be counted as an additional Story.
 - ii. Basement floors with an exterior exposed wall greater than 4 feet in height shall count as a Story. The height of the exterior wall shall be measured from the finished grade to the finished floor of the story above.

- c) Basements and Crawl Spaces
 - i. Exposed basement walls visible along any Frontage shall not exceed nine feet in height measured from the exterior finished grade to the finished floor of the Story above.
 - ii. Unfinished crawl spaces taller than three feet shall be screened from view of public Thoroughfares with landscaping.
 - iii. Unfinished crawl spaces shall not exceed five feet in height measured from the exterior finished grade to the finished floor of the Story above.
- d) Allowed Encroachments Beyond Height Limits

TABLE 14.6.5-B: ALLOWED ENCROACHMENTS BEYOND HEIGHT LIMITS

ELEMENT	ADDITIONAL REQUIREMENTS
Antennas or Chimneys	Shall not exceed 10 feet above the top of the building. Antennas and telecommunications equipment shall be fully screened from street level view.
Steeple, Towers or Other Unoccupied Other Architectural Features	Shall not exceed 20% of the roof area ² and shall not exceed 20% of the height limit. Such features shall be incorporated in a manner consistent with the overall architectural design of the Building.
Stairs Towers or Elevator Towers	Shall not exceed 20% of the roof area ² . Where incorporated into and hidden within the roof Structure or a mechanical penthouse, no such area limit shall apply. Enclosures shall be incorporated in a manner consistent with the overall architectural design of the Building.
Mechanical Equipment and Screening	Shall not exceed 20% of the roof area ² , and shall be fully screened on all sides to the full height of the equipment being screened, and positioned to be completely unseen from street level view. Screening may consist of parapets, screens, latticework, louvered panels, or other similar methods. Where incorporated into and hidden within the roof Structure or a mechanical penthouse, no such area limit shall apply. Enclosures shall be incorporated in a manner consistent with the overall architectural design of the Building.
Solar Panels, Solar Water Heating or Wind Turbines ¹	Shall not exceed 20% of the building height.
Urban Agriculture Structures	Shall not exceed 10 feet above the top of the building.

¹ Exempt from any height or area requirements if net metered. (See Statute 24 V.S.A. 4412(6) and 4413 (b) & (g).)

²Area limitations shall not be cumulative.

14.6.6 - HISTORIC BUILDINGS AND DISTRICTS

The regulations found in the Burlington Comprehensive Development Ordinance (BCDO), Article 5, Section 5.4.8 (Historic Buildings and Sites) shall apply in all Form Districts.

14.6.7 - SPECIAL USE REGULATIONS

- a) Purpose and Applicability. This Subsection provides specific site planning, development, and operating standards for certain land uses and activities to ensure their compatibility with existing uses. The following shall apply in all cases where such uses listed below are otherwise permitted or conditionally permitted pursuant to Section 14.3 - Specific to Form Districts.
- b) Day Care Centers. The following shall be applicable to an application involving any type of day care center:
 - i. No playground equipment shall be located within the First Lot Layer;
 - ii. Adequate and safe drop-off and pickup space shall be provided;

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