

## MEMORANDUM

To: City of Burlington Planning Commission

From: Frank von Turkovich

Date: September 24, 2015

Re: Proposed Zoning Regulation Changes for City of Burlington Institutional Zone (**IZ**) District

Below, please find specific areas of the Burlington Comprehensive Development Ordinance ("**Regulations**") where we are requesting the Planning Commission to consider changes. The current language is followed by the proposed language (in bold).

### Article 4: Zoning Maps and Districts

#### Part 4: Base Zoning District Regulations

##### Sec. 4.4.4 Institutional District

##### Max. Intensity

Current: 20 du/acre (24 du/acre with inclusionary requirement)

**Proposed: 30 du/acre (37.5 du/acre with inclusionary requirement)**

##### Max. Lot Coverage (%)

Current: Max: 40% (48% with inclusionary requirement)

**Proposed: Max: 60% (72% with inclusionary requirement)**

##### Building Height (feet)

Current: Max: 35'

**Proposed: Max: 55'**

##### Front Setback

Current: Min: 15'

**Proposed: Min: 10'**

Side Setback (% or feet)

Current: 10% of lot width

**Proposed: 10% of lot width, to maximum of 10'**

**When parcels under common control or ownership are combined for the purpose of any zoning permit application, only the periphery of the combined parcels will be subject to the setback requirements.**

Rear Setback (% or feet)

Current: 25% of lot depth (Min: 20'; Max: 75')

**Proposed: 25% of lot depth to a maximum of 25'**

Appendix A – Use Table

Institutional

	Current	Proposed	
Bakery – Retail	N	CU	(Must be located on a major street)
Bar – Tavern	N	CU	(")
Convenience Store	N	CU	(")
Office – General	N	CU	(")
Restaurant	N	CU	(")

Appendix B. Dimensional Standards

Institutional Campus

**See proposed changes above for modifications to table.**