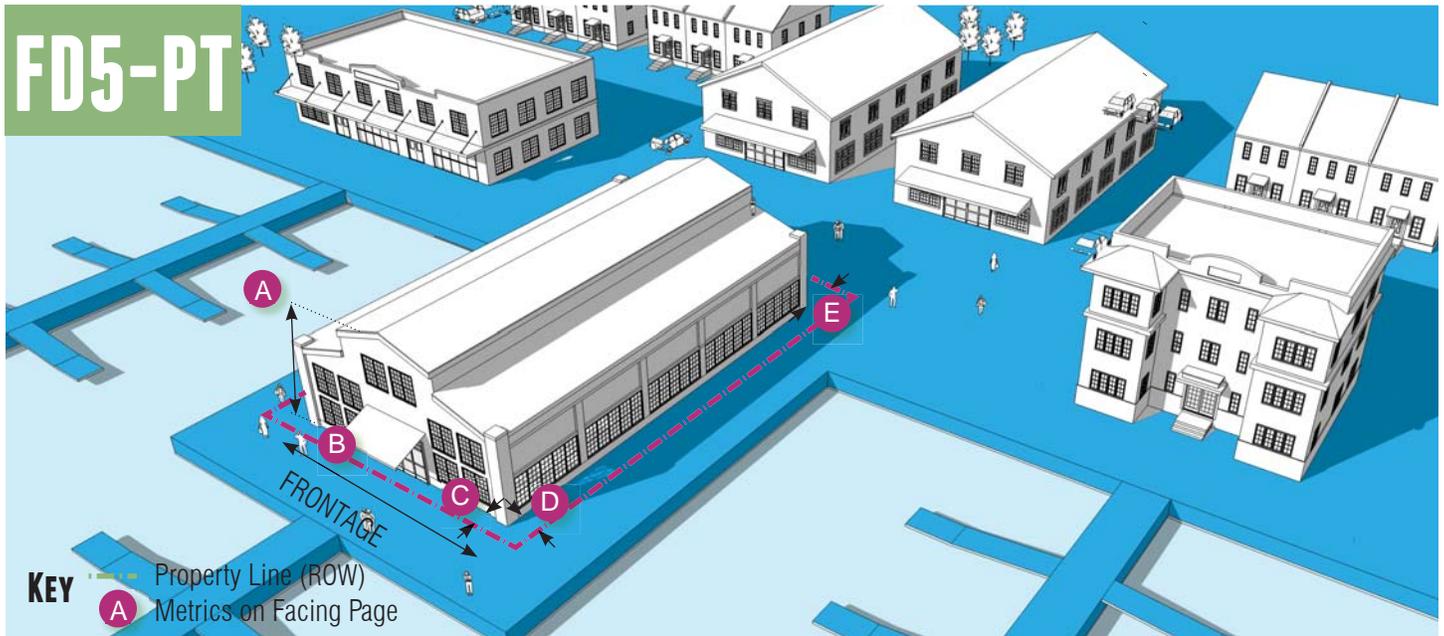


14.3.5 - FD5-PT - PUBLIC TRUST



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

14.3.5-A- INTENT

To enhance the vibrant urban waterfront with a variety of building types and uses. Protect and improve the lakeshore and Access to the water and water-specific activities. This district aims to reinforce the walkable nature given its highly desirable waterfront location and close proximity to the urban city core.



Detached and attached buildings

Medium to large footprint

Building at or close to the frontage line

None to medium side Setback

1 to 3 stories

Outbuildings not common





14.3.5-B- ALLOWED BUILDING TYPES

BUILDING TYPE	STANDARDS
Mixed-Use	Section 14.4.11
Perimeter	Section 14.4.12
Civic	Section 14.4.13

14.3.5-C- BUILDING FORM

HEIGHT	
Principal Building	3 Stories max., not to exceed 38 feet as of right A
Outbuilding	2 Stories max., not to exceed 24 feet
Backbuilding	1 Story max. not to exceed 15 feet

MISCELLANEOUS

Lakeshore frontage shall be considered a second Principal Frontage.

14.3.5-D- LOT OCCUPATION & BUILDING PLACEMENT

Lot Coverage	80% max.
Frontage Buildout ^{1,2}	60% min. at Setback B

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.

²Frontage Buildout not applicable to a Lakeshore Frontage.

BUILDING DISPOSITION	STANDARDS
Edgeyard	Section 14.6.3
Sideyard	Section 14.6.3
Rearyard	Section 14.6.3

SETBACK (DISTANCE FROM ROW/LOT LINE)

Front	
Principal Building	0' min.; 6' max. C
Outbuilding	In third Lot Layer
Side	
Principal Building	0' min. - 12' max. D
Outbuilding	0' min. or 3' min. on secondary frontage

14.3.5-D- LOT OCCUPATION & BUILDING PLACEMENT

Rear	
Principal Building	3' min. or 15' from rear Alley centerline E
Outbuilding	3' min. or 15' from rear Alley centerline

WATERFRONT SETBACK

(Distance from the lake mean high water mark - 100' msl)

Principal Building	50' min.
Outbuilding	50' min.

MISCELLANEOUS

A building form with a chamfered corner is allowed only on corner Lots and only if a corner entry is provided.

See Section 4.5.4 (f) Special Flood Hazard Area regulations for specific requirements.

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.

14.3.5-E- PARKING, LOADING & SERVICE

REQUIRED SPACES

No off-street 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

All on-site parking shall be provided within an enclosed Garage or Parking Structure. New or expanded Parking Areas and Parking Lots are not permitted.

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

With the exception of areas designed for unloading and loading of materials, Parking Lots shall be separated at least five feet from buildings in order to provide a Sidewalk, landscaping, or other planting between the building and Parking Area.

MISCELLANEOUS

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

14.3.5-F- ENCROACHMENTS - REQUIRED SETBACKS

ENCROACHMENT TYPE	REAR	LAKESHORE ¹
Steps to Building Entrance	A	A
Other Architectural Features	3' max.	3' max.
Landscaping	A	A
Signs	-	A
Awnings	-	15' max.
Fences or freestanding walls	6' max. height	A
Driveways, Walkways	A	A
Utility Structures	A	A
Accessory Structures that provide Access to water-related activities, such as docks, ferries, etc.	-	A

KEY

Encroachment Allowed:	A
Encroachment Not Allowed:	-

¹ A 16' min public pedestrian Access must be maintained at all times.

MISCELLANEOUS

An existing non-conforming Principal Building that Encroaches into a required Setback may be expanded vertically to the height of the pre-existing building provided that expansion does not increase the Encroachment into the required Setback.

14.3.5-G- ENCROACHMENTS - PUBLIC RIGHT-OF-WAY

(Along Primary 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 street ROW subject to the limits set forth in [Section 14.6.10 \(Supplemental to Form Districts - Sign Standards\)](#).

14.3.5-H- SIGNS

Maximum number of Signs per frontage	4
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
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.

14.3.5-I- USE TYPE (SOUTH OF MAIN)

FD5-PT

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.

Only the following uses are permitted within that portion of the Downtown Waterfront – Public Trust District (DW-PT) located north of the centerline of Main Street extended:

Government facilities: such as water and sewer plants; Coast Guard and naval facilities; roads that are accessory and transportation facilities accessory to the uses permitted under this section; or existing roads and similarly sized extensions of those roads, that service the filled public trust lands and immediately adjacent lands.	P
Indoor or outdoor parks and recreation uses and facilities including parks and open space, marinas open to the public on a non-discriminatory basis, water dependent uses, boating and related services.	P
The arts, educational and cultural activities including theaters and museums.	P
Fresh water and other environmental research activities.	P
Services related and accessory to the uses permitted above, including restaurants, snack bars, and retail uses and ancillary parking; only those uses that are subordinate and customarily incidental to the uses listed shall be considered as related and accessory services.	P
Railroad, wharfing and storage uses.	P
Publicly accessible restrooms. Any structure larger than 1000 sf in size, other than roads, parking lots, railroad tracks or recreation paths, shall include publicly accessible restrooms with appropriate exterior signs indicating their availability. The DRB may waive this provision if it so determines that adequate publicly accessible restrooms are available within close proximity.	P

14.3.5-I- USE TYPE (NORTH OF MAIN)

FD5-PT

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.

Only the following uses are permitted within that portion of the Downtown Waterfront – Public Trust District (DW-PT) located north of the centerline of Maple Street extended north to the centerline of Main Street extended:

Facilities for transporting pedestrians and vehicles upon Lake Champlain by ferry and cruise vessels, including necessary docks, wharfs, maintenance facilities, administrative offices, gift shops, snack bars and related parking facilities.	P
Marine related retail facilities.	P
Restaurants.	P
Inns with public space, including restaurant, restroom and retail use. Restrooms in the inns shall be available to the public. The authorization granted under this subdivision is contingent upon the prior and continuing availability in Burlington Harbor of 45 transient dock slips which are appropriately marked for convenient access. The authorization granted under this subdivision is also contingent upon the availability, in perpetuity, of uninterrupted public access along the shoreline of Lake Champlain from the centerline of Maple Street extending north to the centerline of Main Street.	P
Public Markets.	P
Publicly Accessible Restrooms. Any structure larger than 1000 sq. ft. in size, other than roads, parking lots, railroad tracks or recreation paths, shall include publicly accessible restrooms with appropriate exterior signs indicating their availability. The DRB may waive this provision if it so determines that adequate publicly accessible restrooms are available within close proximity.	P

KEY

Permitted Use	P
Conditional Use	CU