

Department of Permitting & Inspections

Zoning Division
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MEMORANDUM

TO: Development Review Board
FROM: Ryan Morrison, Associate Planner
DATE: June 1, 2021
RE: 21-0961SP; 278 Main Street

=====
Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: RH Ward: 8E

Applicant/Owner: Duncan Wisniewski Architecture / Committee on Temporary Shelter

Request: Sketch plan review for a new, 16-unit multifamily building addition to the existing 10-family community house.

Applicable Regulations:

Article 2 (Administrative Mechanisms), Article 3 (Applications, Permits, and Project Reviews), Article 4 (Zoning Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Review Standards), Article 8 (Parking), Article 9 (Inclusionary & Replacement Housing)

Background Information:

The applicant has requested sketch plan review for a new 16-unit multifamily building addition to the existing community house. The 4-story addition will attach to the rear of the existing building, and site improvements will consist of reconfigured parking, a trash/recycling enclosure, covered bicycle storage, and an outdoor picnic area. The application proposes all 16 new units to meet inclusionary standards.

Previous zoning actions for this property are noted below.

- 🚧 **Zoning Permit 92-030;** demolish porch and construct a new 2-story porch (side). July 1991.
- 🚧 **Zoning Permit 03-057;** enclose two screened-in porches, adding stairs and modifying the parking area. August 2002.
- 🚧 **Zoning Permit 05-585FC;** extend existing wood fence. May 2005.
- 🚧 **Zoning Permit 15-1223CA;** replace wooden siding with fiber cement board siding. June 2015.

Recommendation: Not applicable for Sketch Plan review.

I. Findings

Article 2: Administrative Mechanisms

Part 7: Enforcement

Section 2.7.8 Withhold Permit

There are two permits associated with the property that have never been closed out, and remain 'permit indeterminate' (92-030 & 03-057). The applicant will be tasked with closing these permits before being able to obtain any future certificates of occupancy.

Article 3: Applications and Reviews

Part 2, Applications and Permits

Section 3.2.1 Pre-Application Conferences

(b) Technical Review Committee

A TRC meeting was held on May 13, 2021. Information was provided to the applicants by all interested city departments and agencies.

(d) Pre-Application Neighborhood Meeting

A Pre-Application Public Neighborhood Meeting shall be required for all development involving the construction of five (5) or more dwelling units and/or ten thousand (10,000) s.f. or more of gross floor area of non-residential development in order to allow neighbors to become aware of potential development projects at an early stage of a development's conceptual design and for applicants to take into consideration neighborhood comments and concerns. Procedures and requirements regarding matters including but not limited to scheduling, location, public notice, and documentation shall be set forth by the department of planning and zoning.

Documentation shall be provided with the future zoning permit application that this pre-application neighborhood meeting has taken place, in accordance with standards of this section.

Part 3, Impact Fees

Section 3.3.2 Applicability

Any new development or additions to existing buildings which result in new dwelling units or in any new non-residential buildings square footage are subject to impact fees.

Impact fees shall be calculated based on the total gross square footage of the principal use. Based on the plans submitted, an initial impact fee estimate cannot be made. When the zoning permit is submitted, and full plans presented, staff will be able to calculate impact fees.

Part 5, Conditional Use & Major Impact Review:

Section 3.5.2 Applicability

(b) Major Impact Review

Major Impact Review shall be required for the approval of all development involving any one or more of the following:

- The creation of ten (10) or more dwelling units in the RH zoning district.*

Section 3.5.4 Submission Requirements

Any development subject to Major Impact Review under this Part shall also include an affidavit or certification documenting that the Pre-Application Public Neighborhood Meeting requirement pursuant to Se. 3.2.1 (d) has been satisfied in accordance with the procedures and requirements set forth by the department of planning and zoning [now the Department of Permitting and Inspections].

This documentation will be required with the submittal of the future zoning permit application.

Section 3.5.6 Review Criteria
(b) Major Impact Review Standards

1. Not result in undue water, air, or noise pollution;

The proposed construction is not expected to result in undue water, air, or noise pollution. Stormwater is addressed under Sec. 5.5.3.

2. Have sufficient water available for its needs;

The applicant will have to obtain a letter of confirmation from the Dept. of Public Works that there is adequate water available for the proposed development.

3. Not unreasonably burden the city's present or future water supply or distribution system;
See 2 above.

4. Not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;

An erosion prevention and sediment control plan will be required with the zoning permit application. It will be subject to review and approval by the city's Stormwater Program staff.

5. Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed;

The property fronts on Main Street, a heavily utilized public street with sidewalks on both sides of the street, and access to public transportation in close proximity. Sixteen new units should not create unreasonable congestion or unsafe conditions on these public facilities. However, the applicant should expect to provide traffic analysis to address the impacts of the proposed development on these facilities.

6. Not cause an unreasonable burden on the city's ability to provide educational services;

The project will not cause an unreasonable burden on the city's ability to provide educational services.

7. Not place an unreasonable burden on the city's ability to provide municipal services;

The project was reviewed by the Technical Review Committee on May 13, 2021. The applicant was informed of various requirements needing to be addressed to satisfy various city departments and agencies. There were no requirements or comments that identified any major issues to address. All comments have been forwarded to the applicant. Impact fees will be paid to help offset what impacts there are on municipal services.

8. Not have an undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, nor on the scenic or natural beauty of the area or any part of the city;

See Sec. 6.2.2 (a) & 6.3.2 (b).

9. Not have an undue adverse effect on the city's present or future growth patterns nor on the city's fiscal ability to accommodate such growth, nor on the city's investment in public services and facilities;

The proposed development will significantly intensify the degree of residential development onsite. In addition to the existing community house that houses up to ten families, there will be sixteen new dwelling units within the new building addition. The project is proposed within a

zoning district that enables development at a higher density than the nearby residential and institutional zones. It will have no adverse impact on the city’s present or future growth patterns.

10. Be in substantial conformance with the city’s municipal development plan;

While short of floor plans, the sketch plan submitted provides a general overview of what is proposed. The new multifamily building addition is located in an area that is zoned for high density development. The immediate area has a variety of employment, service, and recreational opportunities. Conformance with the city’s municipal development plan will be met.

11. Not have an undue adverse impact on the present or projected housing needs of the city in terms of amount, type, affordability and location;

This project will add to the city’s housing stock, specifically its inclusionary stock. No details have been provided as to pricing, but affordability requirements as articulated in the CDO must be met. It will have no adverse impact on the present or projected housing needs of the city.

12. Not have an undue adverse impact on the present or projected park and recreation needs of the city.

Residents of the project may utilize the city’s parks and recreation resources; however, impacts are expected to be moderate and typical of new residential development. Impact fees will be paid to help offset what impacts there are on park resources.

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(5) Residential High Density (RH)

The Residential High Density (RH) district is intended primarily for high density attached multi-family residential development. Development is intended to be intense with high lot coverage, large buildings, and buildings placed close together. Parking is intended to be hidden either behind or underneath structures. The proposed development is exclusively residential, has parking hidden in the rear, and will have relatively high, but conforming, lot coverage. Residents of the building will live within easy walking distance of a variety commercial uses.

(b) Dimensional Standards & Density

The density and intensity of development, dimensions of building lots, the heights of buildings and their setbacks from property lines, and the limits on lot coverage shall be governed by the following standards:

Table 4.4.5-2: Base Residential Density

<i>District</i>	<i>Maximum dwelling units per acre¹</i>
<i>High Density: RH</i>	<i>40 units/acre</i>
<i>Inclusive of new streets but exclusive of existing streets, and without bonuses or any Inclusionary Zoning allowances.</i>	

Given a density allowance of 40 units per acre, 1,089 sf of lot area is required per unit. An 18,040 sf lot size would allow for up to 16 dwelling units. In combination with the existing community house (1 dwelling unit), the proposal will result in 17 dwelling units. The proposed 16 units will be inclusionary units, and thus count for a density bonus in accordance with Article 9 (see below).

Projects that conform with inclusionary housing requirements may get up to a density of 46 units per acre in the RH zone.

Table 4.4.5-3: Residential District Dimensional Standards

Zoning District	Max. Lot Coverage¹	Setbacks^{1, 3, 4, 5, 6}				Max. Height¹
		Front²	Side³	Rear	Waterfront	
RH	80%	Min/Max: Ave of 2 adjacent lots on both sides +/- 5-feet	Min: 10% of lot width Or ave. of side yard setback of 2 adjacent lots on both sides Max required: 20-feet	Min: 25% of lot depth but in no event less than 20' Max required: 75-feet	NA	35-feet

1. An additional ten per cent (10%) lot coverage may be permitted for accessory residential features per (d)3A below. Measurement of and exceptions to coverage, setback, and height standards are found in Art 5.
2. Average front yard setback of the principal structures on the 2 adjacent lots on both sides within the same block having the same street frontage. See Sec. 5.2.4.
3. In no event shall the side yard setback be required to exceed 20-feet, or the rear-yard setback be required to exceed 75-feet.
4. Additional setbacks from the lakeshore and other water features may be applicable per the requirements of the Sec 4.5.4 Riparian and Littoral Conservation Overlay Zone.
5. The side yard setback shall be calculated based on the 4 adjacent properties (2 on each side of the subject property). The right side yard setback is the average of the right side yard setback of the principal structures on these 4 properties. The left yard setback is the average of the left side yard setback of the principal structures on these 4 properties. The adjacent properties shall be within the same block having the same street frontage as the subject property. See Sec. 5.2.5.
6. Where there are fewer than 2 adjacent lots on both sides within the same block having the same street frontage, the average side yard setback shall be calculated from the fewer number of lots. Where there are no adjacent lots, the setback shall be 10% of the lot width.

The plans submitted do not include lot coverage calculations, nor building setbacks. In addition to the density bonus for inclusionary housing noted above, there are bonuses for height and lot coverage as well. The application does not have lot coverage information, nor setback information, however height is noted on the elevation plans. By creating inclusionary housing, the project can get a maximum height allowance of 47 ft. The plans appear to show compliance with

this height requirement. Note that Section 5.2.6 (b) exempts non-habitable elevator towers from height limits. The proposal includes an elevator tower above the 47 ft height limit.

(c) Permitted & Conditional Uses

Multifamily residential development is a permitted use in the RH zone.

(d) District Specific Regulations

Each unit must be occupied by a family as that term is defined in Article 13.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

Lot coverage information has not been included. The RH zone sets a limit of 80% lot coverage, and with the inclusionary housing aspect of the proposal, the project can get a coverage of up to 92%. The applicant stated that the project will be below the standard 80% limitation.

Sec. 5.2.4, Buildable Area Calculation

Not applicable.

Sec. 5.2.5, Setbacks

While specific setback information hasn't been included, the project must comply with minimum setback requirements of Table 4.4.5-3. Portions of existing driveway at the front infringe into the 5 ft setback, however, this section of driveway is existing and will remain as-is. All new driveway/parking areas will comply with the 5 ft setbacks.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.5 (b) & Article 9 below. Per the inclusionary housing standards, a maximum height of 47 ft can be achieved. Additionally, non-habitable elevator towers are exempt from height limitations. The elevation plans indicate compliance with a maximum height of 47 ft, plus an elevator tower a few feet above that.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.5 (b).

Sec. 5.4.8, Historic Buildings and Sites

While the existing building at the front of the property is listed on both the National (College and Main Street Historic District) and State Historic Registries, no alterations to it are proposed. There is a rear addition to the existing building that was constructed in 1991 which the new building will attach to.

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to constitute a nuisance under this criterion.

Sec. 5.5.2, Outdoor Lighting

No outdoor lighting information has been provided. Details as to fixture types, placement, and illumination levels (photometric plan) will be required upon zoning permit application.

Sec. 5.5.3, Stormwater and Erosion Control

No stormwater or erosion control details have been provided. Comprehensive stormwater management and erosion prevention and sediment control plans will be required upon zoning permit application.

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of Important Natural Features:

The property has a gentle east-west downslope. No changes are proposed that will significantly alter the topography. The street frontage is developed with the existing building and landscaping, and the proposal will occur behind the existing building.

(b) Topographical Alterations:

The parking configuration will be altered to make room for the new building. Parking will locate in two areas (with appropriate driveway access): four spaces along the east wall of the existing building (rear portion) and 5 spaces behind the proposed building addition.

(c) Protection of Important Public Views:

There are no protected views from or through this site.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

Not applicable. While the existing building at the front of the property is listed on both the National (College and Main Street Historic District) and State Historic Registries, no alterations to it are proposed.

(e) Supporting the Use of Renewable Energy Resources:

No part of the application will preclude future utilization of wind, geothermal, water or other renewable sources of energy. The plans do not include any reference to renewable energy resources to be used. The applicant should take this into consideration and provide additional information if it is to be included.

(f) Brownfield Sites:

This site is not listed on the Vermont DEC list of identified Brownfields.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site

disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

The application will trigger the need for an Erosion Prevention and Sediment Control plan, as well as a stormwater plan, to satisfy the requirements of Chapter 26 of Burlington Code of Ordinances. Written approval from the City Stormwater program will be a requirement of the zoning permit.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

Based on the plans, it appears that there will be internal access to the new building addition from within the existing building. In addition, two ground level doors on the east wall of the addition will be covered by a portion of the second story. An entry at the rear will have a canopy cover as well.

With the proposed development area, there appears to be little room onsite for snow storage, aside from the 5-foot setback areas of the driveway and parking areas. The applicant will need to address this for the future zoning permit.

(h) *Building Location and Orientation:*

The new addition is proposed to the rear of the existing building. No changes to the existing streetscape are proposed.

(i) *Vehicular Access:*

The existing access off Main Street will continue to provide access to the property. The driveway will continue along the east property line to provide vehicular access to both parking areas and the trash enclosure.

(j) *Pedestrian Access:*

Pedestrian access to the existing building will remain as existing. There is a front entrance with a direct walkway to the Main Street sidewalk. There are no walkways identified on the plan that will allow for direct, unobstructed outdoor pedestrian access to the rear addition. It is conceivable that pedestrian access to the rear addition could avoid walking along the driveway by going through the existing building.

Aside from direct pedestrian access from the sidewalk, the plans do show a walkway along the east wall of the existing building's rear section, as well as along the east and north walls of the proposed addition.

(k) *Accessibility for the Handicapped:*

One handicap parking space will be provided per the site plan. The building inspector has jurisdiction over ADA requirements. By his direction and per Chapter 8 of the Burlington Code of Ordinances, handicap access must be addressed.

(l) *Parking and Circulation:*

Circulation within the site is clear: one driveway along the east property line to provide access to the two separate parking areas. The property is within the Multimodal Mixed-Use Parking District, which eliminates any parking requirements. The proposal includes, however, two separate parking areas for a total of 9 onsite parking spaces. As required by Sec. 8.1.16 *Transportation Management Plan*, the applicant will be required to provide a Transportation

Demand Management (TDM) plan for review since the proposal includes more than 10 new dwelling units, and possibly more than 15,000 sf of new gross floor area. Each of the elements identified under this section will need to be addressed in the plan.

(m) Landscaping and Fences:

The plans do not indicate any new landscaping. Since the development will occur at the rear of the property additional landscaping isn't needed to enhance the streetscape. There is a 4 ft tall (approx.) picket fence between the existing building and the west property line (running parallel with Main Street) that will remain. Additional fencing runs along the rear half of the east property line, as well as along the rear (north) property line. The proposal includes continuing one of the existing fences to the neighbor's fence in the northeast corner. The applicant should be aware that this permit will only allow new fencing to be permitted strictly on the subject property. If any portion of this new fencing is to occur on the neighboring property, a separate zoning permit, filed for that neighboring property, will be required.

(n) Public Plazas and Open Space:

The site plan identifies open space along the west side. It is assumed that this area will be open to use for tenants of the property. To the rear of the new addition, picnic tables are identified for tenant use as well.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

The plans submitted do not reference any exterior lighting. The applicant will need to update the elevation drawings to show where exterior light fixtures will locate, and provide manufacturer's spec sheets of the fixtures to be used. Compliance with the lighting standards of Sec. 5.5.2 will be required.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

The plans show a trash enclosure in the northeast corner of the lot. No other references are made for utilities, mailboxes, etc. The applicant will need to revise the plans to include utilities and amenities such as electric meters, mechanical units, infrastructure connections (water, sewer, gas) mailboxes, etc. If existing utilities/infrastructure will be used, please provide documentation as

such. Additionally, a letter from the Department of Public Works will be required to confirm that there is adequate water and sewer capacity for the proposal. A state wastewater permit will also be required.

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The proposed 4-story rear addition will exceed the mass, height and scale of the existing building at the front of the property, as well as neighboring structures. However, with its location at the rear of the property, it won't be dominant along the street frontage. Neighboring buildings along this stretch of Main Street range in height from 2 to 3 stories. The scale of development is similar to nearby properties – specifically, the abutting property to the east contains a three-story multifamily building. And the property beyond that to the east contains a multifamily development as well. Given the underlying zoning (Residential High Density), the proposal fits within the intent of the zone.

Additionally, the development will utilize inclusionary housing benefits with regard to density, building height, and possibly lot coverage. The applicant's narrative states that all units within the addition will meet inclusionary zoning requirements. Density can increase to 46 units per acre, lot coverage can go up to 92%, and building height can reach 47 ft, as long as the requirements of Article 9 – *Inclusionary and Replacement Housing* are met. The applicant will need to provide confirmation of the total number of units that will be reserved for inclusionary housing.

2. Roofs and Rooflines

The new, multi-level building addition will have flat roofs throughout. One exception to that is the elevator tower, which will have a sloped roof. In accordance with Sec. 5.2.6 (b) CDO, elevator towers are permitted to exceed maximum height limitations. Buildings within the immediate area have a variety of roof types, but more specifically, the large office building on the abutting property to the west has a flat roof. The roof/roofline of the proposed building addition will not create an anomaly in the neighborhood.

3. Building Openings

The elevation drawings show a variety of window types, with fixed, awning and casement windows throughout. With the exception of the elevator tower, there aren't any blank walls. Three first level access doors are provided (east and north side), and there appears to be a door on the south wall that will provide access to a portion of the second floor's rooftop.

(b) Protection of Important Architectural Resources:

Not applicable.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

Not applicable. No changes to the street edge are proposed. The existing building will remain as-is, and landscaping in front will remain.

(e) Quality of materials:

The application does not reference any building materials. As part of any zoning permit application, the applicant must provide a list and spec sheets for the proposed materials (siding, roofing, windows, doors, lighting, etc.). Generally, for new construction, a variety of materials is acceptable and are encouraged to be highly durable.

(f) Reduce energy utilization:

No reference to energy reduction utilization is included. The applicant should take into consideration the utilization of best available technologies and materials in order to maximize an energy efficient design.

(g) Make advertising features complementary to the site:

Not applicable. No signage is proposed. A separate sign permit will be required for any future signage.

(h) Integrate infrastructure into the building design:

The application does not include any reference to infrastructure. For the zoning permit application, the applicant should include the location of all new mechanical units and infrastructure, mailbox location(s), etc.

(i) Make spaces secure and safe:

It is assumed that the entrances to the new addition will be illuminated with compliant lighting. There are three ground floor covered entries/exits proposed that will aid in building evacuation should the need arise. As usual, the new building addition will have to meet life safety requirements of the building code. Additionally, circulation to allow emergency vehicle access as well as first responder entrances with a stretcher-sized elevator will need to be addressed.

Article 8: Parking

Sec. 8.1.6, Affordable Housing and Historic Buildings Exemption

Regardless of location, the minimum off-street parking requirements found under Sec. 8.1.8 below shall not apply to any of the following:

(a) The creation of permanently affordable inclusionary housing units satisfying the applicable provisions of Article 9 Part 1 – Inclusionary Housing.

The proposed 16 units will all be inclusionary housing units. As a result, Sec. 8.1.8 does not apply to the proposal. Additionally, the property is in the Multimodal Mixed Use Parking District, which eliminates minimum on-site parking requirements anyway.

Sec. 8.1.9, Maximum On-Site Parking Spaces

The total number of off-street parking spaces provided in any parking district shall not be more than as required in Table 8.1.9-1 below:

Table 8.1.9-1 Maximum Off-Street Parking Requirements		
Neighborhood District	Shared Use District	Multimodal Mixed-Use District
<i>125% of the minimum number of spaces required for the Neighborhood Parking District for any given use as required in Table 8.1.8-1</i>	<i>100% of the minimum number of spaces required for the Neighborhood Parking District for any given use as required in Table 8.1.8-1</i>	<i>100% of the minimum number of spaces required for the Shared Parking District for any given use as required in Table 8.1.8-1</i>

Per the Shared Use Parking District, the existing community house requires 0.75 parking spaces, and 16 dwelling units would normally require 16 parking spaces (1 per unit). The site will have 9 on-site parking spaces, well below the 17 space limitation.

Sec. 8.1.10, Off-Street Loading Requirements

Not applicable in the Multimodal Mixed Use Parking District.

Sec. 8.1.11, Parking Dimensional Requirements

While there is not a minimum parking space requirement, the spaces shown on the site plan are a mix of 18’ and 20’ deep. Widths are not noted and should be. Per the TRC meeting of May 13, 2021, the Fire Marshal indicated adequate travel space for emergency vehicles.

Sec. 8.1.12, Limitations, Location, Use of Facilities

Not applicable.

Sec. 8.1.13, Parking for Disabled Persons

One ADA parking space is depicted on the site.

Sec. 8.1.14, Stacked and Tandem Parking Restrictions

Not applicable.

Sec. 8.1.15, Waivers from Parking Requirements/Parking Management Plans

Not applicable.

Sec. 8.1.16, Transportation Demand Management

By creating more than 10 new dwelling units, the applicant will have to include a Transportation Demand Management Plan that addresses all criteria of this section.

Sec. 8.2.4, Bicycle Parking Requirements

Multi-unit developments require 1 long term space per 2 bedrooms, and 1 short term space per 10 units. The site plan includes covered bike parking for what appears to be 8 bicycles. The applicant will have to provide information and plans showing compliance with bicycle parking requirements as part of the zoning permit application submittal.

Article 9: Inclusionary and Replacement Housing

Sec. 9.1.5, Applicability

As the proposed development includes more than 5 new dwelling units, it is subject to the inclusionary housing provisions of Article 9. The applicant has stated that all 16 residential units will be inclusionary housing. As a result, the future zoning permit application will have to demonstrate this by way of addressing the requirements of this Article. By doing so, the development may utilize the density, lot coverage, and height bonuses allotted to such inclusionary housing developments.

II. Conditions of Approval

Not applicable for sketch plan.