

14.3.5 - FD5 - DOWNTOWN CENTER

FD5



14.3.5-A- INTENT

To enhance the vibrant urban center 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

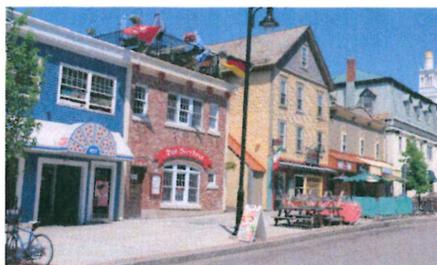
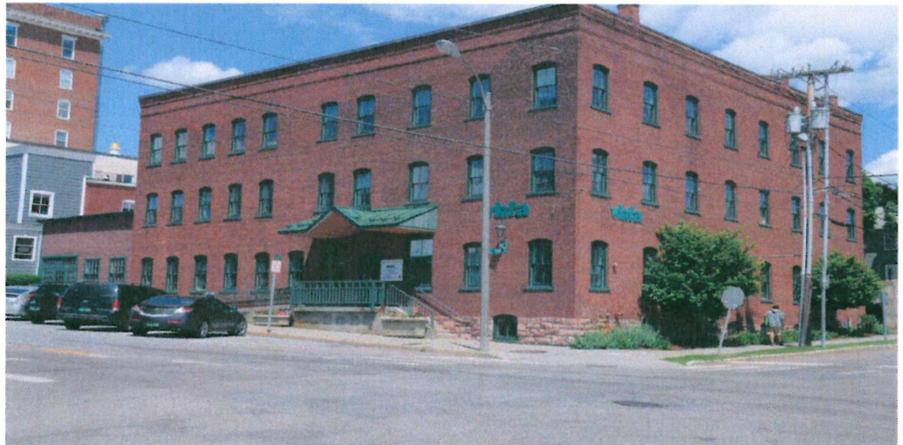
Small to large footprint

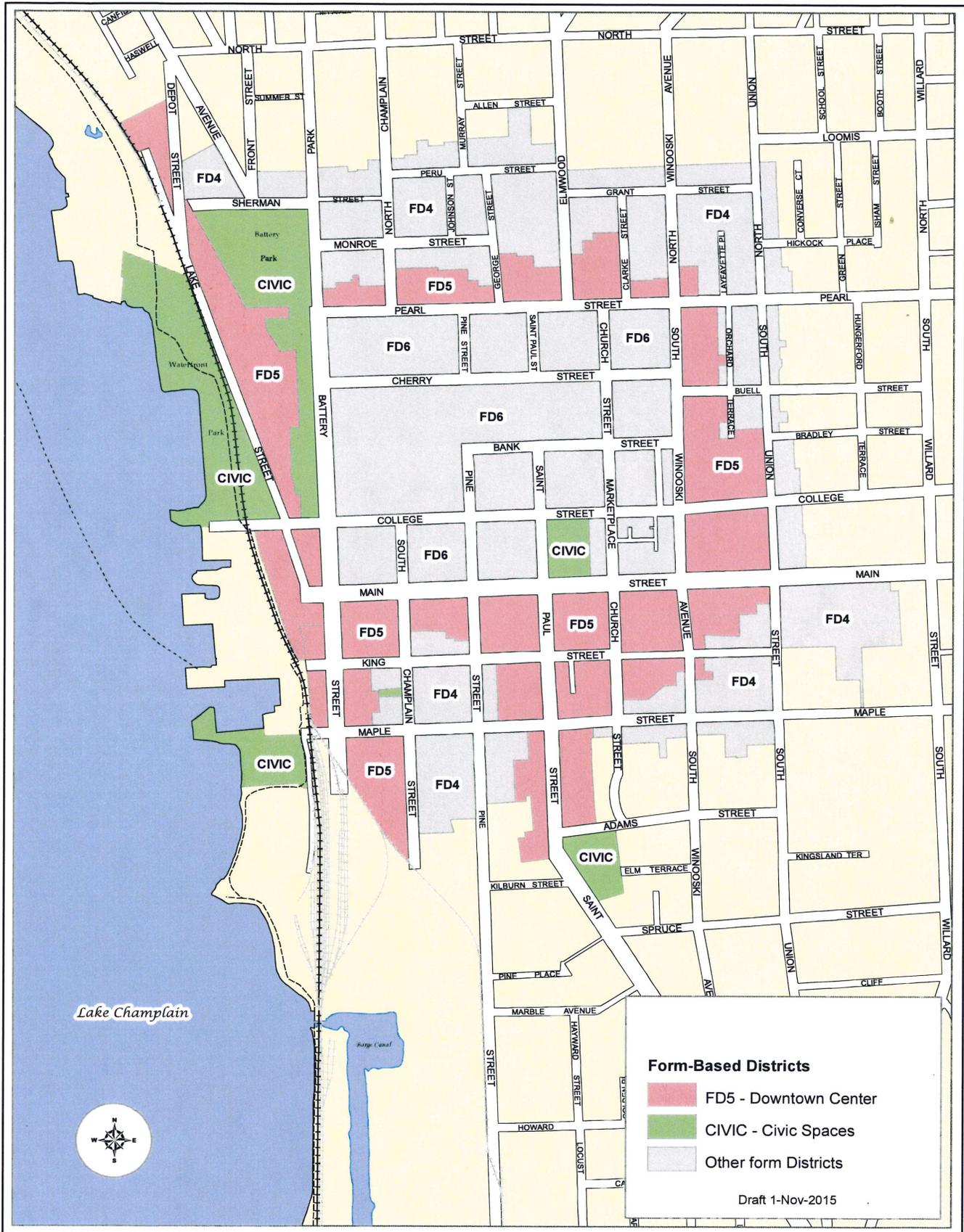
Building at the frontage line

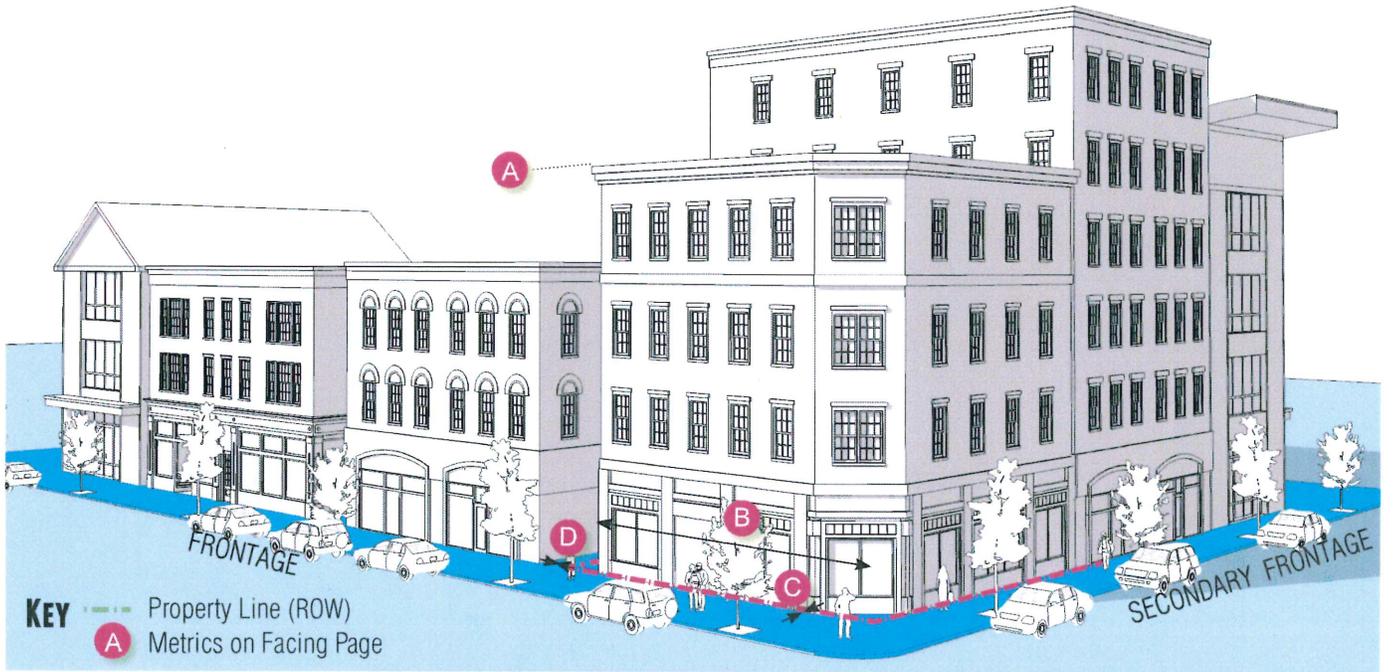
No side Setback

3 to 6 stories

Outbuildings not common

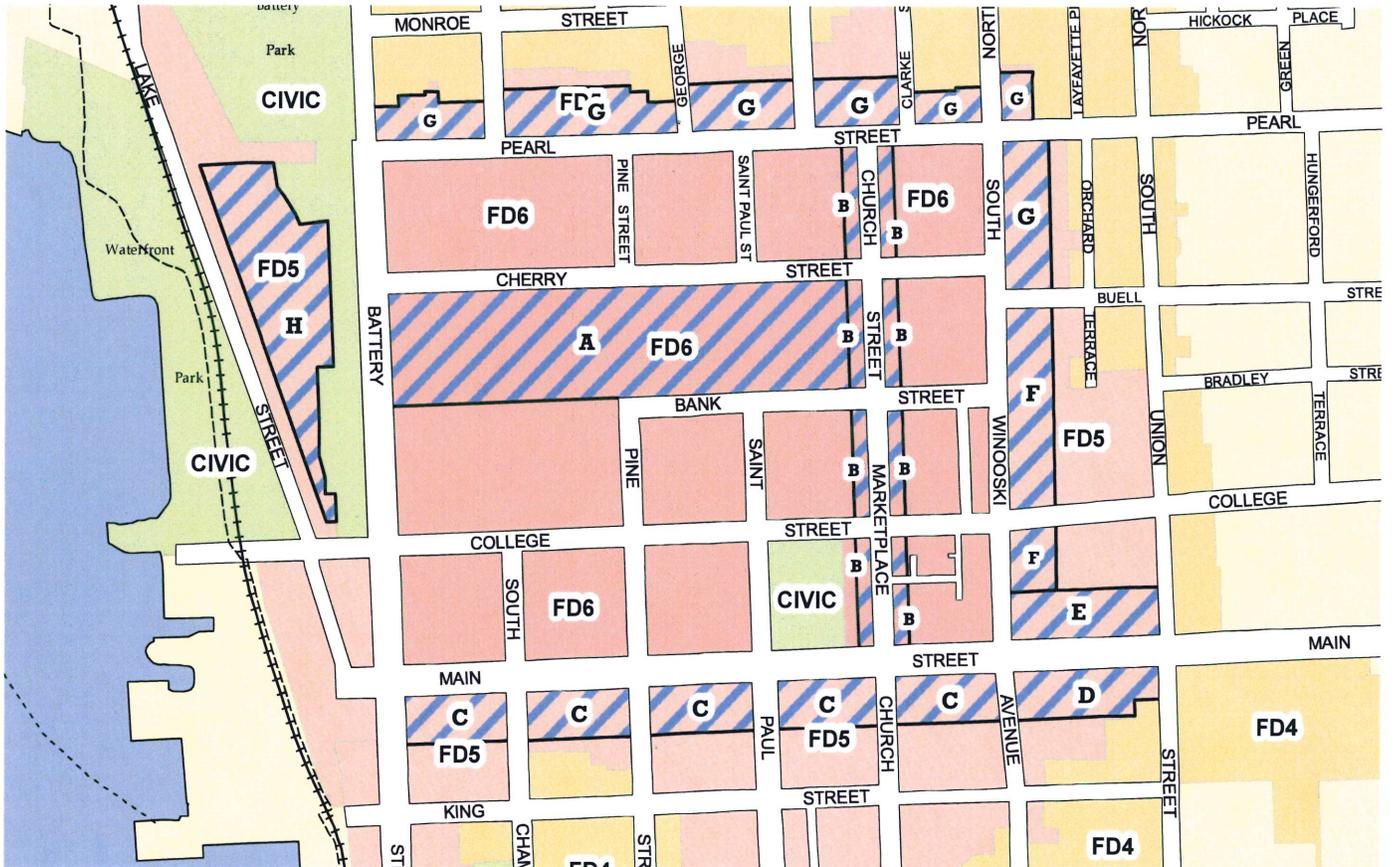






THE DIAGRAM ABOVE IS FOR ILLUSTRATIVE PURPOSES ONLY. METRICS SHOWN THEREON SHALL HAVE REGULATORY EFFECT.

MAP 2 - SPECIFIC HEIGHT AREAS (EXCERPT ONLY, see Section 14.2.6)



14.3.5-B- ALLOWED BUILDING TYPES

BUILDING TYPE	STANDARDS
Carriage House	Section 14.4.4
Duplex	Section 14.4.6
Rowhouses	Section 14.4.7
Multi-Family: Small	Section 14.4.8
Multi-Family: Large	Section 14.4.9
Work/Live	Section 14.4.10
Mixed-Use	Section 14.4.11
Perimeter	Section 14.4.12
Civic	Section 14.4.13

14.3.5-C- BUILDING FORM

Principal Building	<p><u>By Right:</u></p> <ul style="list-style-type: none"> • 3 Stories min. • 4 Stories max., not to exceed 45 feet¹ <p><u>Subject to DRB Review:</u></p> <ul style="list-style-type: none"> • 6-10 stories max., not to exceed 65-105' feet¹ 	A
Outbuilding	2 Stories max. not to exceed 24 feet	
Backbuilding	1 Story max., not to exceed 15 feet	

¹ Subject to DRB Review per Sec. 14.6.5-d and Regulating Plan Special Requirements - Map 2 (See Section 14.2.6) as summarized:

A Building with a Principal Frontage in the area identified as:

- "C" may be increased to a maximum of 10 Stories not to exceed 105 feet to a depth of 150' from the Frontage Line.
- "D" may be increased to a maximum of 6 Stories not to exceed 65 feet to a depth of 150' from the Frontage Line.
- "E" may be increased to a maximum of 8 Stories not to exceed 85 feet to a depth of 150' from the Frontage Line.
- "F" may be increased to a maximum of 6 Stories not to exceed 65 feet to a depth of 150' from the Frontage Line.
- "G" may be increased to a maximum of 5 Stories not to exceed 55 feet to a depth of 150' from the Frontage Line.
- "H" may be incrementally increased beyond 50' from the Lake St. Frontage Line in order to establish a second Façade and Frontage along Battery Park Extension with the building having a presence of no more than 1 Story not to exceed 20 feet facing Battery Park Extension.

MISCELLANEOUS

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

14.3.5-D- LOT OCCUPATION & BUILDING PLACEMENT

Block Perimeter	2,000 ft. max.	
Pervious Area	10% min.	
Frontage Buildout ¹	80% min. at Setback	B

¹The required Frontage Buildout may be satisfied by one or more of the following:

- a Building Façade;
- a Streetscreen or active public use or activity (such as outdoor cafes) occupying no more than the lessor of 20 feet or 20% of the Frontage; or,
- a Civic Space (see Sec. 14.6.13).

BUILDING DISPOSITION	STANDARDS
Sideyard	Section 14.6.3
Rearyard	Section 14.6.3

SETBACK (DISTANCE FROM ROW/LOT LINE)

<u>Front</u>		C
Principal Building	0' min.; 6' max ¹ , and in no event less than 12' from the curb.	
Outbuilding	In third Lot Layer	
<u>Side</u>		D
Principal Building	0' min. - 12' max. 5' min. along a shared FD boundary with FD4.	
Outbuilding	0' min. or 3' min. on secondary frontage	
<u>Rear</u>		
Principal Building	3' min. or 15' from rear Alley centerline.	
Outbuilding	3' min. or 15' from rear Alley centerline	

¹ The maximum front setback may be extended to 12' along Lake Street to accommodate outdoor seating as part of a Shopfront Frontage Type.

MISCELLANEOUS

Any development in the area west of Battery Street between and including Sherman to Maple streets extended shall also be subject to the provisions of Burlington CDO Sec. 4.2.2 Waterfront Official Map Established.

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

ON-SITE PARKING

On-site parking shall be provided per the requirements of Section 14.6.8 - Supplemental to Form Districts - Parking, Loading, Service and Driveway.

On-site bike parking shall be provided per the requirements of Section 14.6.9 - Supplemental to Form Districts - Parking, Loading, Service and Driveway, Bicycle Parking Standards.

LOCATION ON THE LOT

Parking Areas shall be located in the Third Lot Layer.

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

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).

See also Sec. 14.6.8 and Sec. 14.6.12 for additional requirements pertaining to parking and site design.

14.3.5-F- ENCROACHMENTS - REQUIRED SETBACKS

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

KEY

Encroachment Allowed: A
 Encroachment Not Allowed: -

14.3.6-G- ENCROACHMENTS - PUBLIC RIGHT-OF-WAY

(Along Primary and Secondary Frontages)

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

14.3.5-H- SIGN TYPES

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

FD5

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.

RESIDENTIAL - GENERAL

Attached Dwellings P

RESIDENTIAL - SPECIAL

Assisted Living P

Boarding House¹ P

Community House (Sec. 14.6.7.d) P

Convalescent /Nursing Home P

Group Home P

SHORT-TERM ACCOMODATIONS

Bed and Breakfast¹ P

Historic Inn (Sec. 14.6.7.b) P

Hotel, Motel P

Shelter P

RETAIL - GENERAL

ATM P

Automobile and RV Sales and Rental ² P

Convenience Store P

Fuel Service Station ² (Sec. 14.6.7.c) CU

General Merchandise/Retail P

RETAIL - OUTDOOR

Boat Sales/Rentals P

Garden Supply Store P

Open Air Markets P

OFFICE & SERVICE

KEY

Permitted Use P

Conditional Use CU

END NOTES

¹Must be owner-occupied.

² Exterior storage and display not permitted.

³Parking Structures shall be located behind a Perimeter Building (see Section 14.4.13).

14.3.5-I- USE TYPE

FD5

Animal Grooming P

Beauty Salon/Barber Shop/Spa P

Car Wash P

Crisis Counseling Center (Sec. 14.6.7.g) P

Dry Cleaning Service P

Funeral Home P

Health Club/Studio P

Laundromat P

Mental Health Crisis Center P

Office – General P

Office – Medical P

Tailor Shop P

Vehicle/Boat Repair/Service ² P

HOSPITALITY/ ENTERTAINMENT/ RECREATION

Aquarium P

Art Gallery/Studio P

Bar, Tavern P

HOSPITALITY/ ENTERTAINMENT/ RECREATION

Aquarium P

Art Gallery/Studio P

Bar, Tavern P

Billiards, Bowling & Arcade P

Cafe 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

14.3.5-I- USE TYPE**FD5****MANUFACTURING/ PRODUCTION/ STORAGE**

Boat Storage ²	P
Dental Lab	P
Food Processing	P
Machine/Woodworking Shop ²	P
Manufacturing ²	P
Manufacturing - Tour Oriented ²	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

14.3.5-I- USE TYPE**FD5****TRANSPORTATION & UTILITIES**

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

KEY

Permitted Use	P
Conditional Use	CU

END NOTES¹Must be owner-occupied.² Exterior storage and display not permitted.³ Parking Structures shall be located behind a Perimeter Building (see Section 14.4.13).