Burlington Conservation Board

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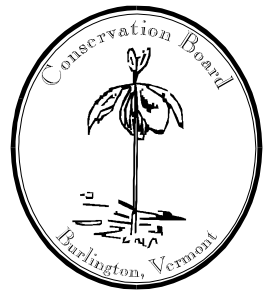
Considerations for steep slope zoning standards:

What areas are affected and based on what characteristics?
- Citywide, certain zoning districts, or certain areas (i.e. like Riverside Ave)
- Establish a steep slope overlay zone (this would make sense with a minimum interval assessment) or lot-by-lot assessment upon permit application. Overlay zones appear to be commonly used by other municipalities with steep slope standards.
- Percentage of lot (i.e. at least 10%), or
- Average slope over minimum interval (i.e. 50 ft)

What is the bar for applicability of steep slope standards?
- Presently, steep slope considerations come into play on lots of 2 acres or more in the RCO, RL, and RM zones. The only implication is to buildable area (i.e. steep slopes are discounted from buildable area acreage).
- Should the standards apply for any development on a lot with steep slopes?
- Should there be a minimum threshold for applicability (i.e. 400 sf or more, within a certain distance of a steep slope)?
- Use the existing slope threshold of 15% or 30% or other?

Establish development standards
- Modify existing Article 5 section or establish a separate section
- Require geotechnical analysis as part of application
- Minimum setback from top of slope?
- Maybe geotechnical analysis if not set back from top of slope?
- Vegetation clearing limitations (or structural stabilization in the alternative)?
- Prohibit increase in slope on finished grades.
- Maximum buildable slope (25% is noted a few times in other municipalities' steep slope standards, Burlington's CDO cites 30%)

Standards found in other municipalities' steep slope standards already addressed in CDO
- Erosion prevention and sediment control
- Stormwater management
- Landscaping / tree retention
- Build with existing topography