

CITY OF BURLINGTON

ORDINANCE _____

Sponsor: Office of City Planning,
Planning Commission

Public Hearing Dates: _____

In the Year Two Thousand Twenty-Two

First reading: _____

Referred to: _____

Rules suspended and placed in all
stages of passage: _____

Second reading: _____

Action: _____

Date: _____

Signed by Mayor: _____

Published: _____

Effective: _____

An Ordinance in Relation to

COMPREHENSIVE DEVELOPMENT ORDINANCE –
Burlington High School Zoning
ZA #22-05

It is hereby Ordained by the City Council of the City of Burlington as follows:

1 That Appendix A, Comprehensive Development Ordinance, of the Code of Ordinances of the City of
2 Burlington be and hereby is amended by amending Sections 4.4.4, Institutional District; 4.5.2, Institutional
3 Core Campus Overlays; adding Map 4.5.2-8, ICC-BHS: Burlington High School Campus; and creating Sec.
4 4.5.2 H-4 and Sec. 4.5.2 H-5; amending Sec. 8.1.3 (c) Multimodal Mixed Use Parking District; and
5 amending maps 4.3.1-1 Base Districts, 4.4.1-1 Institutional Districts, 4.4.6-1 Recreation, Conservation, Open
6 Space Districts, 4.5.2-1 Institutional Core Campus Overlay Districts, and 8.1.3-1 Parking Districts thereof to
7 read as follows:

8

9 **Sec. 4.4.4 Institutional District**

10 **(a) Purpose:**

11 The **Institutional District (I)** as illustrated in Map 4.4.4-1 allows for ~~an~~ increased development scale and intensity
12 than would typically be found in the adjacent residential districts to support continued growth and flexibility of the
13 city’s major public and higher educational and health care institutions within their respective institutional missions.
14 New development is intended to be sensitive the historic development pattern of the existing campuses as well as
15 the surrounding residential neighborhoods.

16 This district is intended to support a broad range of related uses reflecting the resident institution’s’ roles as either
17 regional educational, health care, cultural and research centers or municipal educational facilities. Buildings should
18 be designed with a high level of architectural detailing to provide visual interest and create enjoyable, human-scale
19 spaces. Sensitive transitions between adjacent lower scale residential and open space areas and larger scale
20 institutional development should be provided. Sites should be designed to be pedestrian friendly and encourage
21 walking between buildings. Where parking is provided onsite, it is intended to be hidden behind, to the side,
22 within, or underneath structures.

23 **Map 4.4.4-1 Institutional Districts** As written.

24 **(b) Dimensional Standards and Density:**

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

Table 4.4.4 -1 Dimensional Standards and Density

Districts	Max. Intensity	Max. Lot Coverage ¹	Building Setbacks ¹ (feet)			Max. Height ¹ (feet)
			Front ²	Side ³	Rear ³	
Institutional	20 du/ac (24 du/acre with inclusionary req.)	40% (48% with inclusionary req.)	<u>Minimum:</u> 15-feet	10% of lot width <u>Min:</u> 5-ft <u>Max required:</u> 20-feet	25% of lot depth <u>Min:</u> 20-feet <u>Max required:</u> 75-feet	35'

1 –Measurement of and exceptions to coverage, setback and height standards are found in Art 5.

2 –The calculation of the front yard setback shall be a percentage of lot width and depth or as defined and described in Art 5.

3 – Maximum allowable lot coverage, setbacks and building height in portions of this district may be modified by the provisions of the Institutional Core Campus Overlays in Sec. 4.5.2 where applicable.

(c) Permitted and Conditional Uses:

The principal land uses that may be permitted, or conditionally permitted pursuant to the requirements of Article 3, within the Institutional district shall be as defined in Appendix A – Use Table and as modified by provisions of the Institutional Core Campus Overlays in Sec. 4.5.2 where applicable.

Sec. 4.5.2 Institutional Core Campus Overlay Districts

(a) Purpose As written

(b) Areas Covered.

The Institutional Core Campus Overlays as delineated on Map 4.5.2-1, and are further described as follows:

1. – 5. As written.

6. Burlington High School Campus (BHS) is intended to provide for increased development scale and intensity than would typically be found in the adjoining and underlying districts to facilitate the long-term use of this site as the city’s public high school, and a hub of educational and athletic uses and other district services. Buildings are designed with architectural detailing to provide visual interest and create an enjoyable human-scale experience, both within its internal circulation and in relation to the surrounding neighborhood, with the majority of parking to be located behind, to the side, within or underneath structures particularly with respect to frontage along North Avenue. Development should reflect the district’s core educational values in both design and quality.

Map 4.5.2-1: Institutional Core Campus Overlay As written.

(c) – (g) As written.

(h) District Specific Regulations: Burlington High School Campus (BHS)

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1. Lot Coverage

Maximum lot coverage shall be applied to the aggregate of all lots located within the ICC-BHS District. Lot coverage shall not exceed 60%.

2. Setbacks

A minimum 20 ft. front yard setback shall be applicable along North Avenue, and a 20 ft. minimum front yard setback along Institute Road. A minimum side setback of 10 ft. and minimum rear setback of 20 ft. shall apply only along the perimeter of the ICC-BHS District.

3. Building Height

Building height shall be measured under the provisions of Art. 5. Building height Within the ICC-BHS shall not exceed:

- 60 ft. for buildings or portions of buildings within 100 ft. from the property line along North Avenue
- 80 ft. for buildings or portions of buildings more than 100 ft. from the property line along North Avenue



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Map 4.5.2-8 ICC-BHS: Burlington High School Campus

4. Uses

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Within the ICC-BHS district, School- Post-Secondary & Community College, School-Secondary, School-Primary, School-Preschool (see Sec. 5.4.1), and School- Trade or Professional are permitted. When part of the education program associated with a School use or when hosted within a School facility, the following uses are also permitted:

<u>Permitted Uses:</u>	
<u>Automobile Body Shop</u>	<u>Museum Small</u>
<u>Automobile/Vehicle Repair</u>	<u>Museum Large</u>
<u>Café</u>	<u>Performing Arts Center</u>
<u>Community Center</u>	<u>Performing Arts Studio</u>
<u>Community Garden</u>	<u>Recreational Facility- Indoor</u>
<u>Conference Center</u>	<u>Recreational Facility- Outdoor</u>
<u>Composting</u>	<u>Recycling Center- Large</u>
<u>Daycare (See Sec. 5.4.1)</u>	<u>Recycling Center- Small</u>
<u>Health Club</u>	<u>Research and Development Facility</u>
<u>Library</u>	<u>Research Lab</u>
	<u>Park</u>

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Sec. 8.1.3 Parking Districts

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The demand for parking is highly dependent on the context within which a given use or structure is located. Factors such as proximity to other related uses, availability of public transportation, the density of land uses, and the ability to share parking with nearby uses are all factors which influence the demand for individual and dedicated off-site parking. For the purposes of this Article, the following three (3) Parking Districts as illustrated in Map 8.1.3-1 are hereby created:

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(a) – (b) As written.

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(c) Multimodal Mixed-Use Parking District:

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This parking district eliminates the minimum on-site parking requirements of Sec. 8.1.8 recognizing the opportunity for extensive sharing of parking demand between nearby mixed land uses makes travel to and between proximate land uses largely independent from an automobile; and that an array of non-vehicular transportation modes, public parking facilities, and frequent transit service greatly reduces the need for independent on-site parking for individual land uses.

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This Parking District includes all properties in the following Zoning Districts:

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(a) – (g) As written.

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The Parking District also includes the properties located at 0 and 52 Institute Road.

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With the exception of those properties subject to Part 3 - Institutional Parking Management Plans, this Parking District also includes all properties with street frontage on the following major thoroughfares to a maximum depth of 200-ft.:

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(a)– (k) As written.

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105 * Material stricken out deleted.

106 ** Material underlined added.

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108 tm/KS: Ordinances 2022/Zoning Amendment – ZA 22-05, Burlington High School Zoning

109 Secs. 4.4.4, 4.5.2, new Map 4.5.2-8

110 6/22/22