

Department of Planning and Zoning

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TO: Planning Commission Ordinance Committee
FROM: Scott Gustin
DATE: April 5, 2018
RE: Residential Density: Additional Unit to Multifamily

Sec. 4.4.5 (d) 5, A, *Additional Unit to Multifamily*, is a longstanding provision in the city's zoning code dating back at least to the 1994 Zoning Ordinance. The provision enables the addition of 1 more dwelling unit to existing multi-family properties in the Residential – Low Density (RL) Zone. The provision has been used on occasion, but no tally of the total number of times it has been used is available. To obtain approval of an additional dwelling unit, all other zoning standards such as lot coverage, setbacks, and density must be met. According to an analysis of RL properties with duplexes, triplexes, and 4-plexes of compliant lot size:

- Up to 29 duplexes could become triplexes
- Up to 3 triplexes could become 4-plexes
- Up to 2 4-plexes could become 5-plexes

These numbers are based on density and lot size only. They do not account for things like parking feasibility, lot coverage, or setbacks.

There is concern as to the potential effect this provision may have on established neighborhoods in the RL zone – specifically enabling greater intensity of development than otherwise could be permitted. Staff recommends an initial discussion of the provision by the Ordinance Committee before moving ahead with any changes.

Existing language is below.

5. Residential Density

A. *Additional Unit to Multi-Family.*

One additional unit may be added to structures located in the RL district which legally contained two or more units as of January 1, 2007, if approved in advance as a conditional use, by the DRB.