Burlington
Neighborhood Code

BTV Neighborhood Code is all about how we **build on the strength** of the city's neighborhoods, **evaluate the zoning tools** that regulate new homes in these areas today, and **identify opportunities** for new neighborhood-scale housing citywide.

What is the Neighborhood Code?

The Neighborhood Code will propose zoning changes to allow for more "neighborhood-scale" multi-unit housing options. These changes will:

- Implement *planBTV* and 2021 Housing Action Plan goals for residential area by **incrementally evolving neighborhoods** to meet changing needs of Burlington's households & community
- Increase **housing opportunities** through neighborhood-scale solutions
- Comply with the **Vermont HOME Act of 2023**, which introduced new statewide zoning requirements for duplex, triplex, 4-unit buildings

Enabling Diverse Housing Options

The Neighborhood Code is about **exploring zoning changes to reduce or eliminate barriers** to more neighborhood-Scale housing. In particular, these changes will look at low-density districts, which currently make up nearly 35% of Burlington's total land area, as well as other residential zoning districts. These changes are aimed at **ensuring that zoning allows new homes to be added to neighborhoods**, that those homes can take many forms, and that they share characteristics with homes in those neighborhoods today.

What is "Neighborhood-Scale" Housing?

Neighborhood-scale housing refers to certain housing types such as duplexes, fourplexes, and cottage courts that are not currently able to be built in Burlington's residential areas due to zoning regulations. The Neighborhood Code is about **how these housing types can fit alongside existing buildings within these residential areas.** There are hundreds of examples of neighborhood-scale multi-unit housing across Burlington located within some of the city's most popular neighborhoods:

Want to learn more about the Neighborhood Code?

The Neighborhood Code will be reviewed through a Joint Committee process between the city's Planning Commission and City Council Ordinance Committee. These Joint Committee meetings will are open to the public both online and in person, and will include opportunities to give feedback at the start of each of the following meetings:

- Wednesday, October 4th
- Tuesday, October 17th
- Tuesday, October 24th
- Thursday, November 2nd
- Tuesday, November 28th
- Tuesday, December 19th

City Planning staff will also be discussing and answering questions about the Neighborhood Code at Neighborhood Planning Assemblies this Fall. Visit the Office of City Planning website at the bottom of this page for more information on how to participate in this joint committee process.

More ways to get involved:

- **Coffee Chat**
  hosted by AARP Vermont
  Tuesday, October 25th
  9am - 10am @ Zero Gravity Brewing

- **Coffee Chat**
  hosted by AARP Vermont
  Monday, November 13th
  9am - 10am @ Kestrel Coffee Roasters

- **Coffee Chat**
  hosted by AARP Vermont
  Tuesday, November 14th
  9am - 10am @ Schmanska Park

- **Public Engagement Session**
  November, TBD

Scan the QR code or visit our website for more information:
www.burlingtonvt.gov/CityPlanning/NeighborhoodCode

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Middle Housing in BTV

These models, prepared by Opticos Design Inc., demonstrate what Missing Middle Housing could look like on two existing parcels in the RL zoning district in Burlington. The purpose of these models is to showcase examples of context-sensitive housing types that feature multiple housing units, and include many features of the buildings and lots that are desirable in residential areas. While both of these examples feature lots in the New North End these can be informative for other parts of the city, particularly when scaled up or down.

North Avenue Fourplex

This site, located on North Avenue, currently houses a large parking lot and duplex on a quarter-acre corner lot. In this concept, a fourplex is located at the corner on part of what is the existing parking lot. This is an example of how to create new homes along one of the main GMT bus routes and near the neighborhood-serving amenities in the Hannaford Shopping Center. Because it is a corner lot, building entries are able to be placed facing both streets which provides for an active street frontage, ADA accessible entrance, and off-street parking largely hidden from North Avenue.
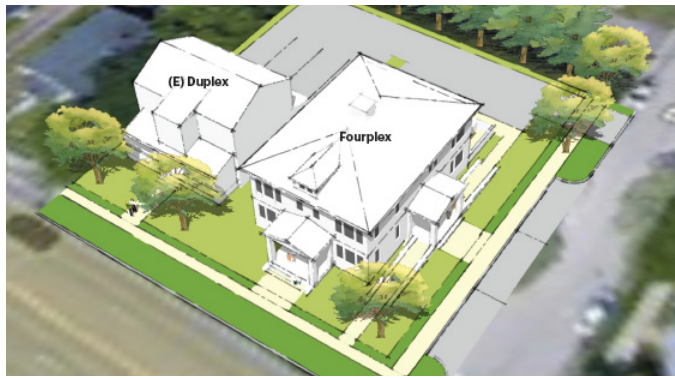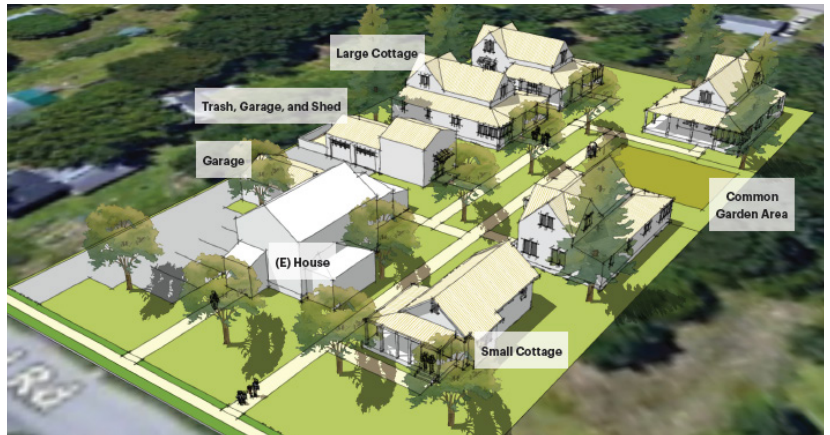

Key Features

- Provides transition between North Avenue and quieter residential area
- From street view, building height, width, and features such as porches are similar to buildings in area
- Creates four new homes of nearly 850 ft^2 each
- ADA accessible entry to ground level units, on-site parking, access to transit

Key Barriers

- Maximum dwelling units per acre in RL is too low
- Lots in RL are not permitted to accommodate 3+ unit buildings

New North End Cottage Court

This site, in the New North End, currently houses a single-family house on a one-acre lot. The proposed design arranges new free-standing homes in various sizes around a central green with the existing house as an anchor, and includes parking and a resident amenities. Cottage courts, sometimes called pocket neighborhoods, offer smaller homes with communal amenities. The new small, detached homes reflect the pattern of small to mid-sized single-family homes throughout the neighborhood.

Key Features

- Creates additional housing choices in buildings that are similar to nearby single family homes
- Creates options for rental or homeownership, as well as for extended family, multi-generational living, or intentional communities
- Includes mix of 1,200 ft^2 2-bed homes and 675 ft^2. 1-bed homes
- On-site parking, resident garden, and shared garage/garden shed

Key Barriers:

- This number of free-standing units are not permitted in the RL zoning district
- Requirements for minimum frontage and arrangement of new lots do not allow for subdividing into fee-simple homeownership
- Lot is too small to utilize existing PUD standards to develop as a condo/rental community.

For more information on the Neighborhood Code visit: www.burlingtonvt.gov/CityPlanning/NeighborhoodCode