

Burlington Comprehensive Development Ordinance

PROPOSED ZA-09-12 FAHC Core Campus Height Overlay

As recommended by the Planning Commission - 10 February 2009

Changes shown (underline to be added, ~~strike-out~~ to be deleted) are proposed changes to the *Burlington Comprehensive Development Ordinance*.

Sec. 4.5.2 Institutional Core Campus Overlay Districts

(b) Areas Covered.

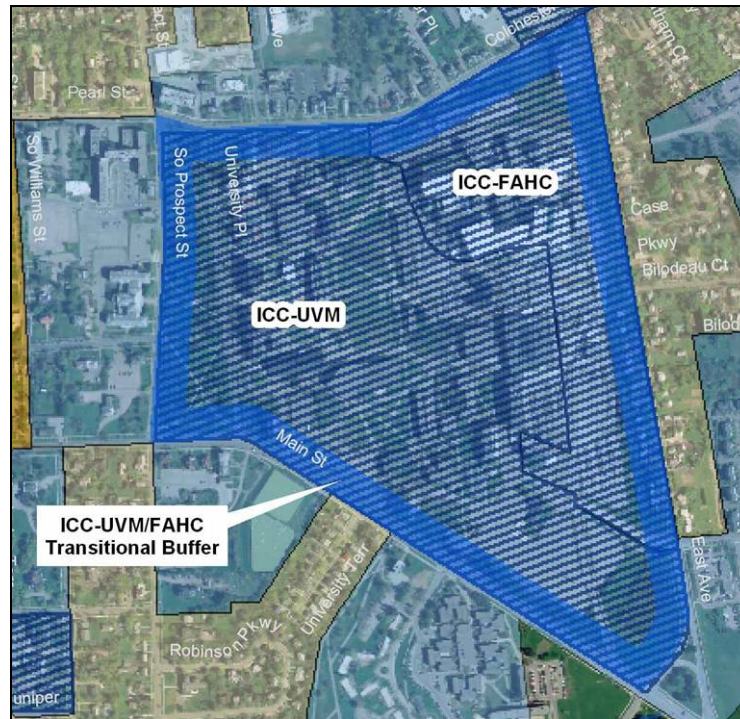
The Institutional Core Campus Overlays as delineated on Map 4.5.2-1, and are further described as follows:

1. **Fletcher Allen Health Care ~~MCHV~~Medical Center Campus (ICC-FAHC)** allows for an increased development scale and intensity than would typically be found in the adjoining and underlying districts to support continued growth and expansion of the state's academic medical center. As a regional tertiary-level care facility, on-site parking is expected to play a larger role than otherwise would be expected for other institutional campus overlays in order to accommodate the needs of patients and visitors. While outdoor spaces and circulation systems should be inviting and accommodating for pedestrians, the overall development of the campus would be expected to emphasize the needs of internal circulation and functions in order to meet patient care requirements;

(c) District Specific Regulations: Fletcher Allen Health Care Campus (ICC-FAHC) ~~and UVM Main Campus (ICC-UVM)~~;

1. Transitional Buffer:

- A. The Transitional Buffer shall include all property within the area as measured from the centerlines of Colchester Avenue, and East Avenue, ~~Main Street, and South Prospect Street~~ and extending 150 feet into the ICC-UVM/FAHC District Overlay—as delineated on Map 4.5.2-2 UVM/FAHC ICC Transitional Buffer.



Map 4.5.2-2: Transitional Buffer

- B. Lot coverage shall not exceed 40% for the aggregate of all land owned by an institution and located within the Transitional Buffer.
- C. Unless replaced on site, no housing unit in a residential structure located within the Transitional Buffer shall be demolished or converted to a nonresidential use, except for housing units which are exempt from the provisions of Article 9. The Housing Replacement standards of this ordinance shall apply to any such activity.

2. Lot coverage

Maximum lot coverage shall be applied to the aggregate of all lots owned by a respective institution and located within the ICC -UVM/FAHC District ~~Overlay~~. Lot coverage shall not exceed 60% except as provided below.

The maximum lot coverage for the entire tract of land owned by an institution within the ICC -UVM/FAHC District may be increased by one percent for each one percent that the Transitional Buffer coverage is less than 40%, up to a maximum of 65%.

3. Setbacks

Minimum side and rear yard setbacks in the underlying zoning district shall not be applicable within the ICC -UVM/FAHC ~~Overlay~~ District.

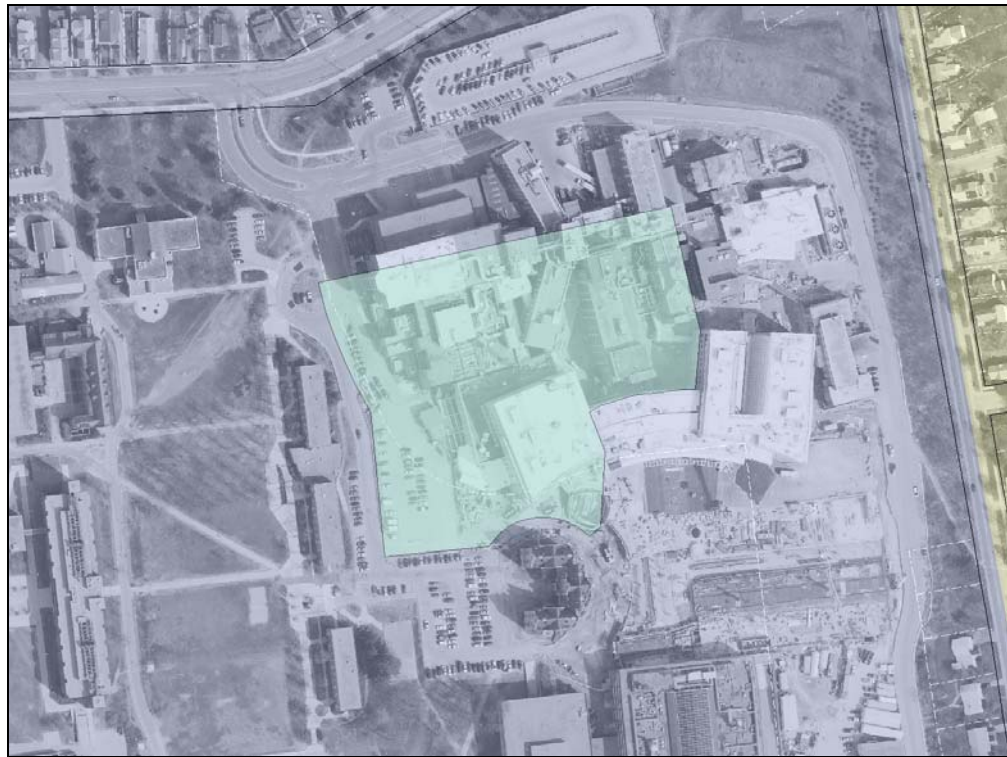
Front setbacks shall be fifteen (15') feet measured only along any street defining the Transitional Buffer.

4. Surface Parking

No new outdoor surface parking spaces shall be permitted unless the number of the new outdoor surface parking spaces is offset by a corresponding removal of outdoor surface parking spaces existing as of January 1, 2007, and upon the approval by the DRB.

5. Building Height

~~A. No portion of any building height within the ICC-FAHC Height Overlay (as delineated on Map 4.5.2-3 ICC-FAHC Height Overlay) shall exceed the elevation of a plane running parallel to the earth at 540-feet above mean sea level. The provisions of Sec. 5.2.5 Building Height Limits shall not be applicable within the ICC-FAHC Height Overlay.~~



Map 4.5.2-3 ICC-FAHC Height Overlay

~~shall be measured under the provisions of Art. 5 except that the Measurement Interval method specified in Sec. 5.2.5(a)(3) shall not apply. Except for ornamental and symbolic architectural features, additions and new construction may be built to a height that does not exceed the lesser of:~~

~~A. The actual height of the tallest existing structure as of January 1, 2007 and located within the respective institutions core campus overlay district; or,~~

~~B. No portion of any building outside of the ICC-FAHC Height Overlay may exceed the elevation of a plane running parallel to sea level from the highest point defined by the roof of the tallest structure at the highest elevation within the ICC-FAHC District parcel as depicted as of January 1, 2000/2009.~~

6. Density

| In the ICC--UVM/FAHC District, density restrictions set forth in Article 4,
| Sec. 4.4.4 shall not apply to dormitories and rooming houses as defined in
| Chapter 18 of the Burlington Code of Ordinances. The restrictions on the non-
| residential equivalent set forth in Art. 5, Sec. 5.2.7 (a) 2 shall not apply in the
| ICC--UVM/FAHC District.