

# ***Burlington Comprehensive Development Ordinance***

## ***PROPOSED ZA-09-13 UVM Core Campus and 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. 4.3.2 Overlay Districts Established:**

Overlay districts are overlaid upon the base districts established above, and the land so encumbered may be used and altered in a manner permitted in the underlying district only if and to the extent such use or alteration is permitted in the applicable overlay district. The following districts are established as overlay districts as further described in Part 5 below:

(b) A series of ~~four~~ five (45) **Institutional Core Campus Overlay (ICC)** districts, as follows:

- FAHC ~~MCHV~~ Medical Center Campus (ICC-FAHC);
- UVM ~~Main~~ Central Campus (ICC-UVM);
- UVM Trinity Campus (ICC-UVMT);
- UVM South of Main Street Campus (ICC-UVMS); and,
- Champlain College (ICC-CC);

---

### **Sec. 4.4.4 Institutional District**

#### **(d) District Specific Regulations:**

##### **1. On-Campus Student Housing Requirements**

Given the large size of the University of Vermont Campus and its capacity to provide for the housing needs of a large proportion of students attending the University, and to minimize the impacts of student housing on residential neighborhoods throughout the City of Burlington, while increasing the overall availability and affordability of housing to Burlington residents who are not students, no permit for any development exceeding 10,000 square feet proposed by the University of Vermont or any affiliated entity within the Institutional zoning districts as defined below shall be accepted for filing:

(a) after Sept. 1, 2014, unless 70% or more of enrolled students are housed within Institutional zoning districts as defined below, or within areas located outside of the City of Burlington, and

(b) after Sept. 1, 2017, unless 75% or more of enrolled students are housed within

Institutional zoning districts as defined below, or within areas located outside of the City of Burlington:

The Institutional zoning districts for which the above proposals apply are as shown on Map 4.4.4-1 of this ordinance, except that the Champlain College Institutional districts (located within the boundaries identified in 4.4.4-2) shall be excluded from this subsection; and further provided that no permit for development proposed by the University of Vermont or any affiliated entity shall be permitted within the Champlain College institutional districts.

The University of Vermont shall file on October 1st of each year with the Department of Planning and Zoning a certified statement of the number and percentage of enrolled students housed within the Institutional zoning districts as defined above and outside the City of Burlington, and shall, on request of the Department of Planning and Zoning, provide any further relevant details on where its students are being housed.

---

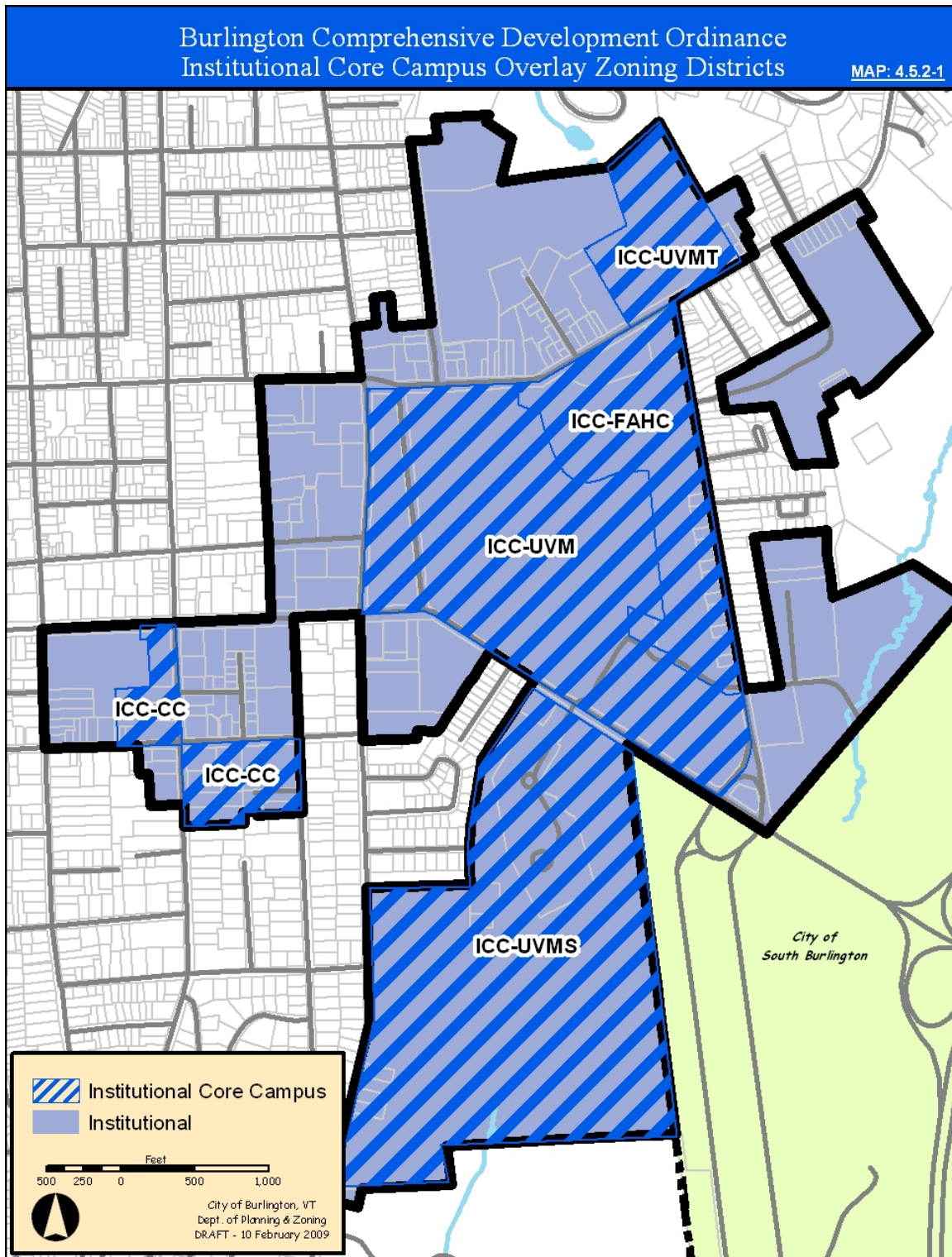
## **Sec. 4.5.2 Institutional Core Campus Overlay Districts**

### **(b) Areas Covered.**

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

2. **UVM Main—Central Campus (ICC-UVM)** 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 flagship academic institution. In contrast to the ICC-FAHC, this core campus would be expected to be dominantly pedestrian-oriented, with all but the most essential parking provided off-site. Development within this core campus should reflect the institution's core educational values in both design and quality;
3. **UVM Trinity Campus (ICC-UVMT)** is intended to provide reasonable future use of the Trinity College campus and to preserve the residential character of the existing neighborhoods adjacent to the district~~without further intrusion into the surrounding residential neighborhoods. This overlay district shall in no manner whatsoever affect the dimensional requirements in the underlying I-district;~~
4. **UVM South of Main Street Campus (ICC-UVMS)** is intended to provide reasonable future use of the UVM residential and athletic campuses south of Main Street without further intrusion into the surrounding residential neighborhoods. This district 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 flagship academic institution. This core campus would be expected to be dominantly pedestrian-oriented, with all but the most essential parking provided off-site.

Development within this core campus should reflect the institution's core educational values in both design and quality; and,



**Map 4.5.2-1 Institutional Core Campus Overlay Districts**

---

**(d) District Specific Regulations: UVM Central 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, East Avenue, Main Street, and South Prospect Street and extending 150 feet into the ICC-UVM District as delineated on Map 4.5.2-2 UVM/FAHC ICC Transitional Buffer above.
- 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 the institution and located within the ICC -UVM District. Lot coverage shall not exceed 65% except as provided below.

The maximum lot coverage within the ICC -UVM 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 70%.

**3. Setbacks**

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

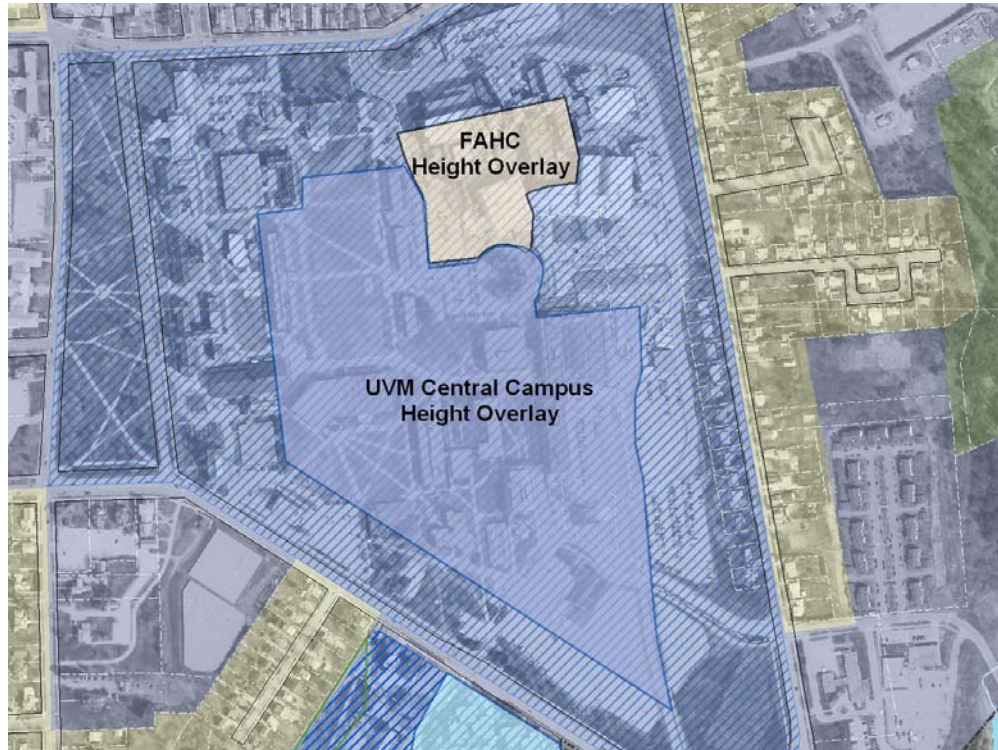
**5. Building Height**

Building height 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.

For the sole purpose of regulating building height, the ICC-UVM District shall include an ICC-UVM Central Campus Height Overlay as delineated on



Map 4.5.2-4 below. Building height within the ICC-UVM Central Campus Height Overlay shall not exceed 140-feet.



**Map 4.5.2-4 ICC-UVM Central Campus and Height Overlay**

For all other areas within the ICC-UVM District, 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, 2008 and located within the core campus district; or,
- B. The elevation of a plane running parallel to sea level from a point defined by the roof of the tallest structure at the highest elevation within the parcel as depicted as of January 1, 2008.

**6. Density**

In the ICC -UVM 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 District.

**7. Uses:**

Within the ICC-UVM District, Schools - Post-secondary and Schools - Community Colleges shall be treated as permitted uses.

**(f) District Specific Regulations: UVM South of Main Street Campus (ICC -UVMS):**

**1. Lot coverage**

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

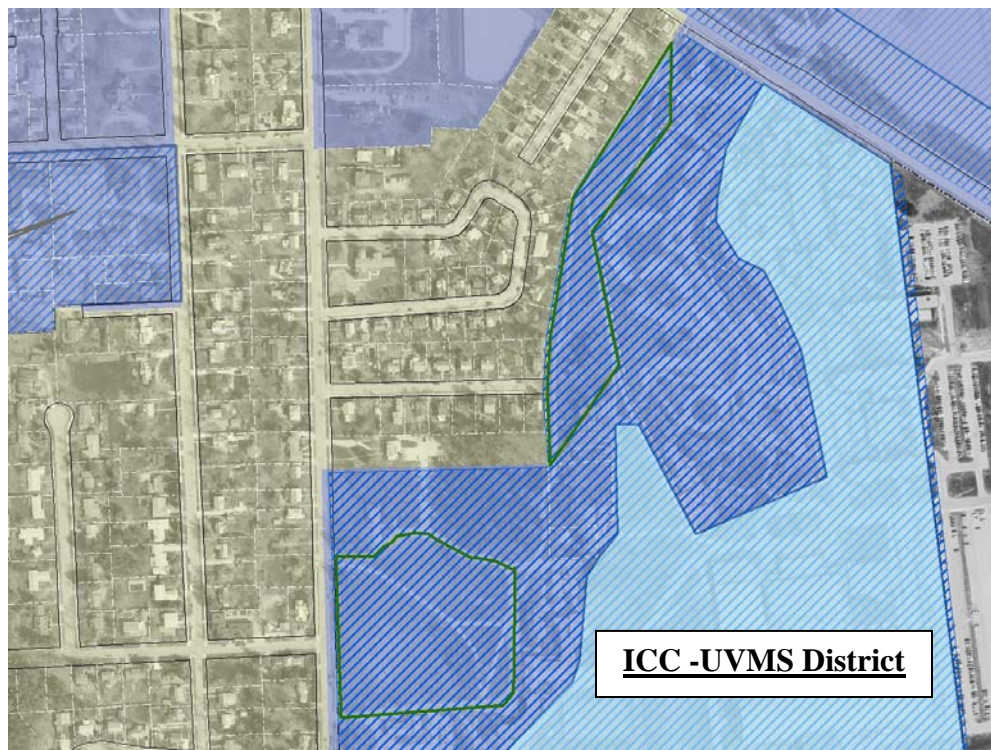
**2. Setbacks**

Side and rear yard setback requirements as stipulated in the underlying zoning district shall be applicable only along the perimeter of the ICC -UVMS District.

A front yard setback defined by the existing building line as of January 1, 2008 shall be maintained along the South Prospect Street and Main Street frontages of the ICC -UVMS District.

**3. Development Buffer**

No new structures or surface development shall be permitted within the designated ICC-UVMS Development Buffers as delineated on Map 4.5.2-5 below. These areas shall be maintained as open greenspace, however landscaping, outdoor lighting, street furniture, and subsurface infrastructure improvements may be permitted.



**Map 4.5.2-5 ICC-UVMS Development Buffers**



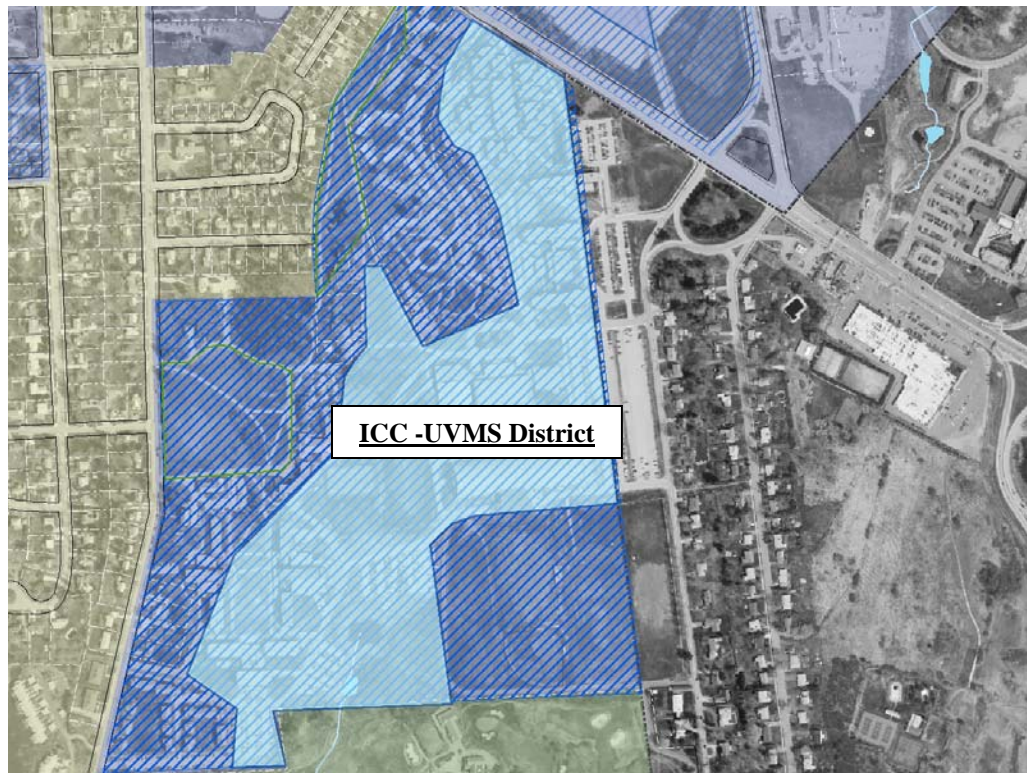
#### **4. Surface Parking**

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, 2008, and upon the approval by the DRB.

#### **5. Building Height**

Building height shall be measured under the provisions of Art. 5.

For the sole purpose of regulating building height, the ICC-UVMS District shall include an ICC-UVMS South of Main Street Campus Height Overlay as delineated on Map 4.5.2-6 below. Building height within the ICC-UVMS South of Main Street Campus Height Overlay shall not exceed 80-feet.



#### **Map 4.5.2-6 ICC-UVMS South of Main Street Campus Height Overlay**

For all other areas within the ICC-UVMS District, except for ornamental and symbolic architectural features, additions and new construction may be built to a height that does not exceed the actual height of the tallest existing structure as of January 1, 2008 and located within the ICC-UVMS District.

#### **6. Density**

In the ICC -UVMS 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 -UVMS District.

**7. Uses:**

Within the ICC-UVMS District, Schools - Post-secondary and Schools - Community Colleges shall be treated as permitted uses.