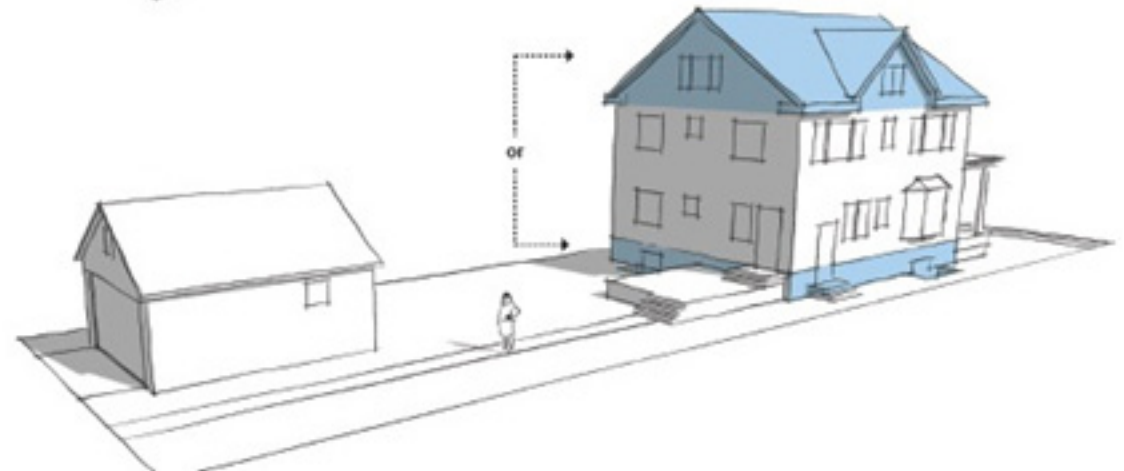
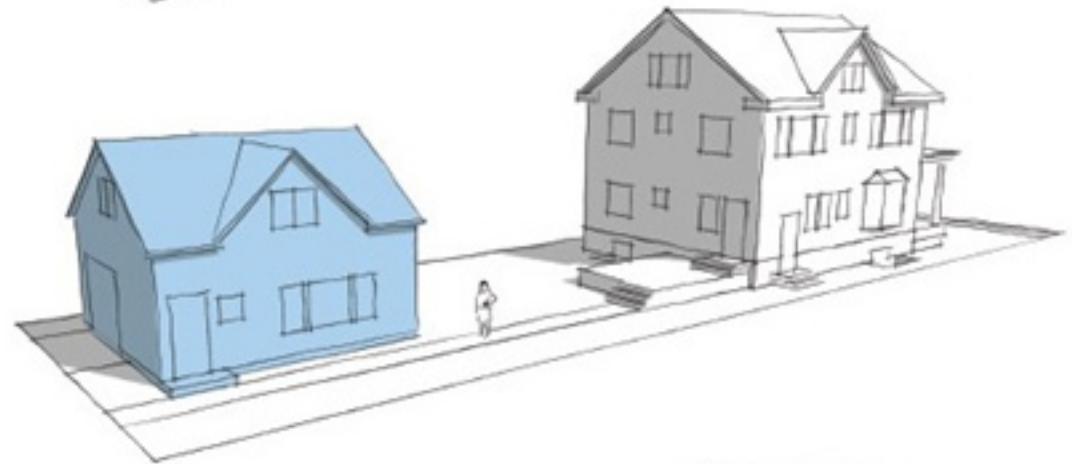
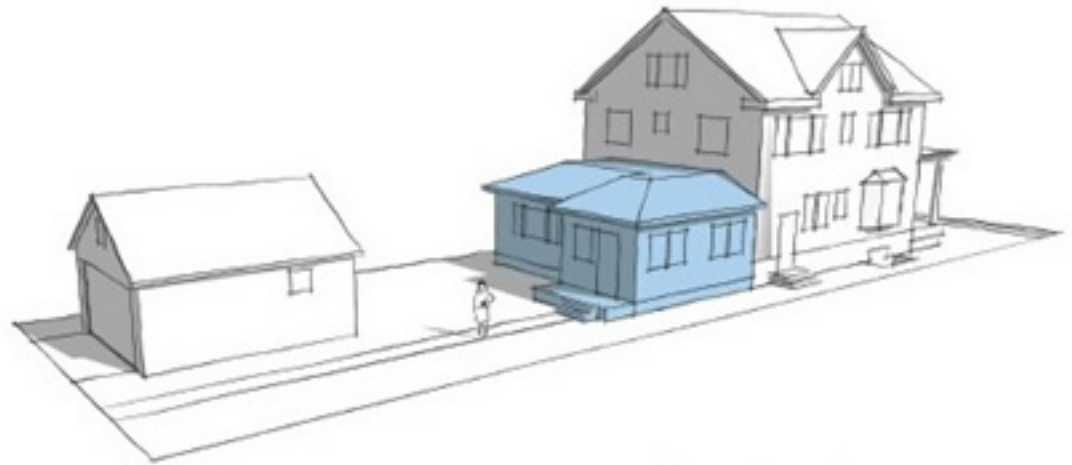


Zoning Considerations for Creating an ADU

Excerpts of Burlington's
Comprehensive Development Ordinance



Presented by:
Meagan Tuttle, Comprehensive Planner
Burlington Planning & Zoning Department
Homeshare VT ADU Workshop
September 22, 2018

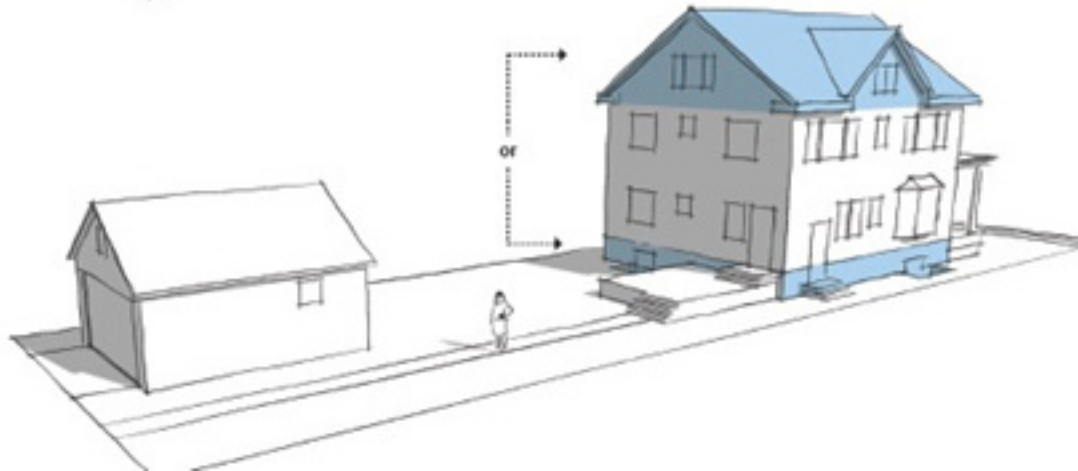
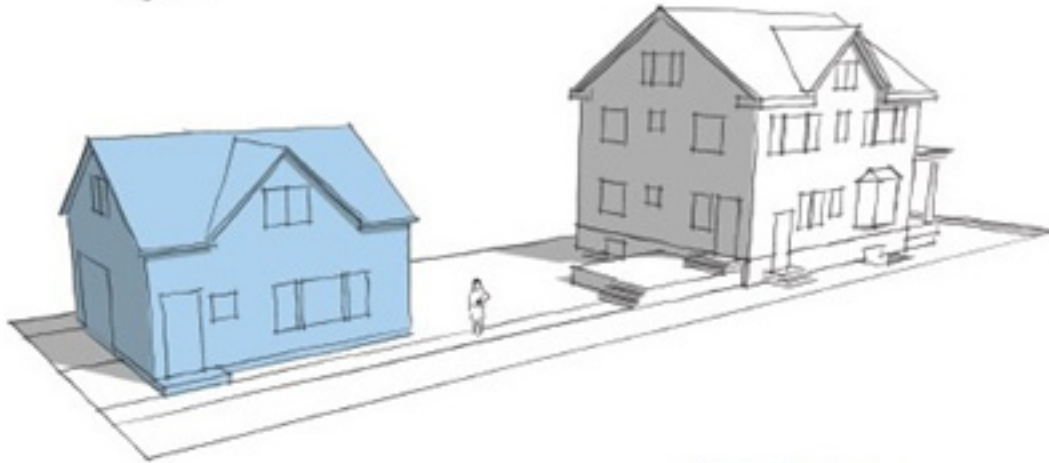
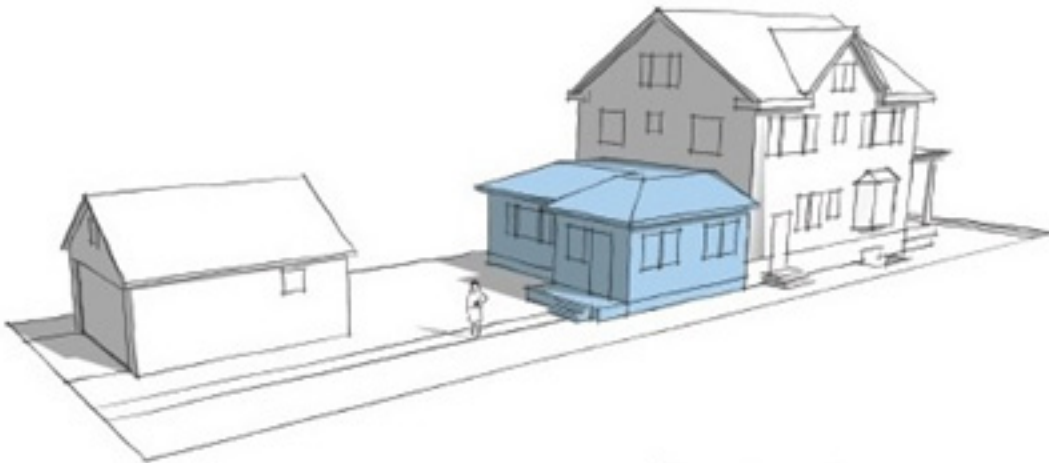
When do I need a zoning permit?

Always!

Permits you will need:

- Zoning Permit
- Building Permit
- Other Trade Permits (Electrical/ Plumbing)
- Wastewater Capacity
- Others?

Tip: A Zoning Permit is a prerequisite to obtaining other permits. Start by talking with Planning & Zoning.



Zoning Considerations for Creating an ADU

Excerpts of Burlington's *Comprehensive Development Ordinance*:

- Permitted on properties within Residential Low and Medium Density districts and the Institutional Zone (RL, RL-W, RM, RM-W, and I)
- An owner must live on-site (can occupy either the principal or accessory unit)
- ADU size can be up to 30% of all habitable floor area on property
- Occupancy is limited to 1 bedroom, 2 adults
- Requires 1 additional parking space on site
- Must meet all underlying requirements of the zoning district
- Zoning Permit is a prerequisite to other permits; some ADU applications need to be considered by the DRB

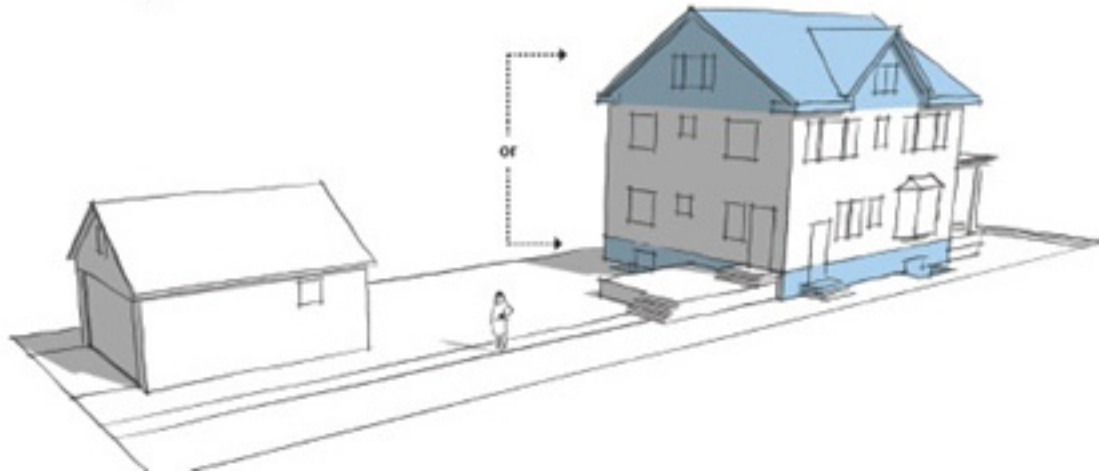
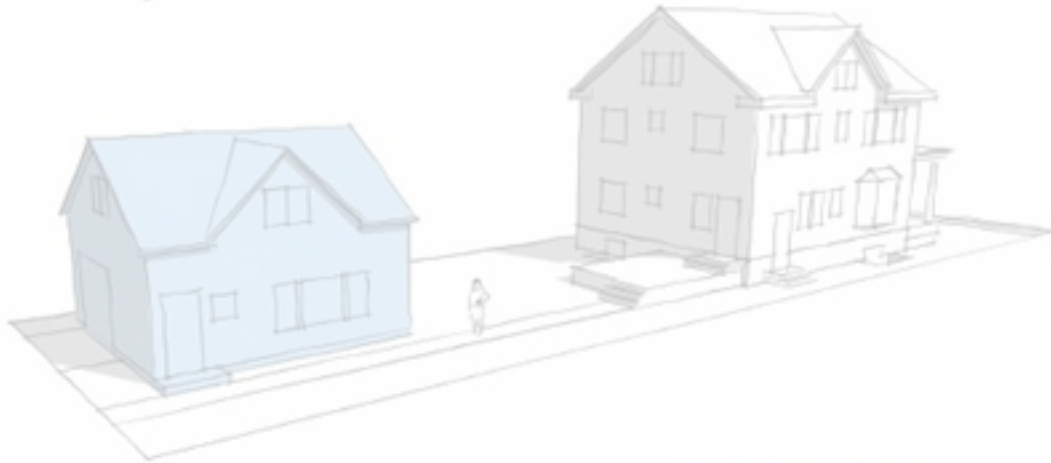
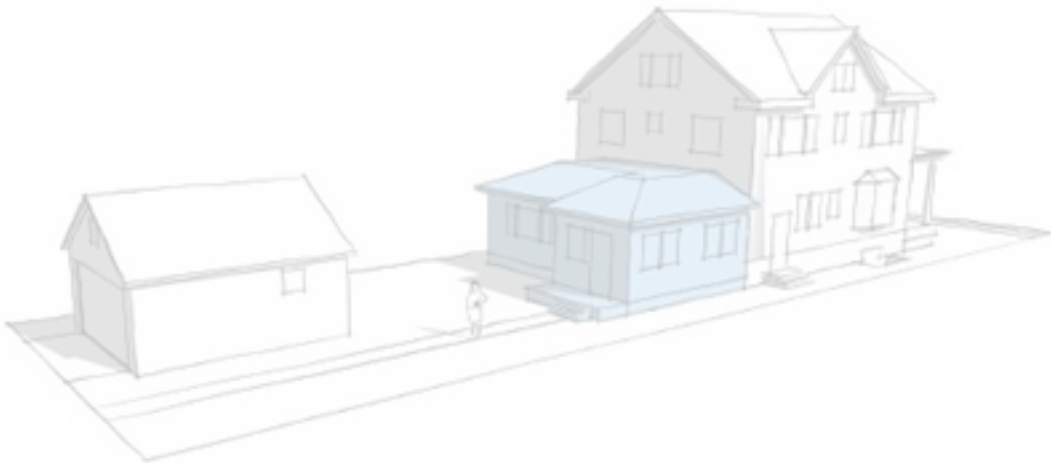
More info about the Burlington Comprehensive Development Ordinance and your property:

Ordinance & Zoning Maps:

www.burlingtonvt.gov/PZ/Zoning

Discuss your property & ask questions about zoning:

Planning & Zoning Office
Lower Level, City Hall
802-865-7188



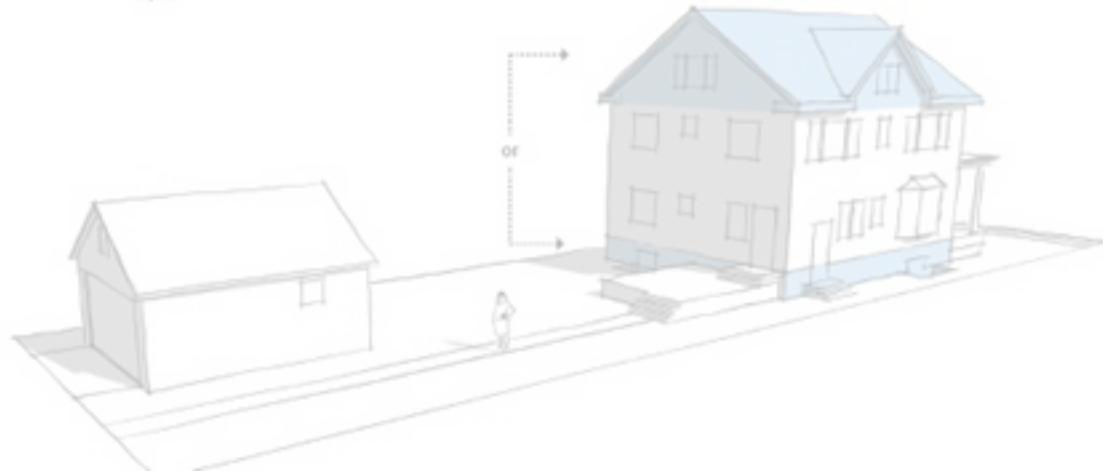
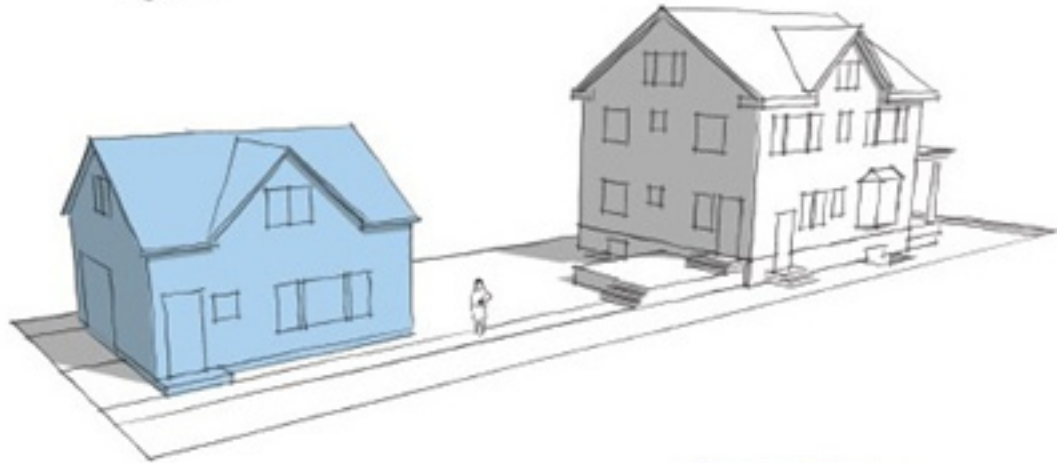
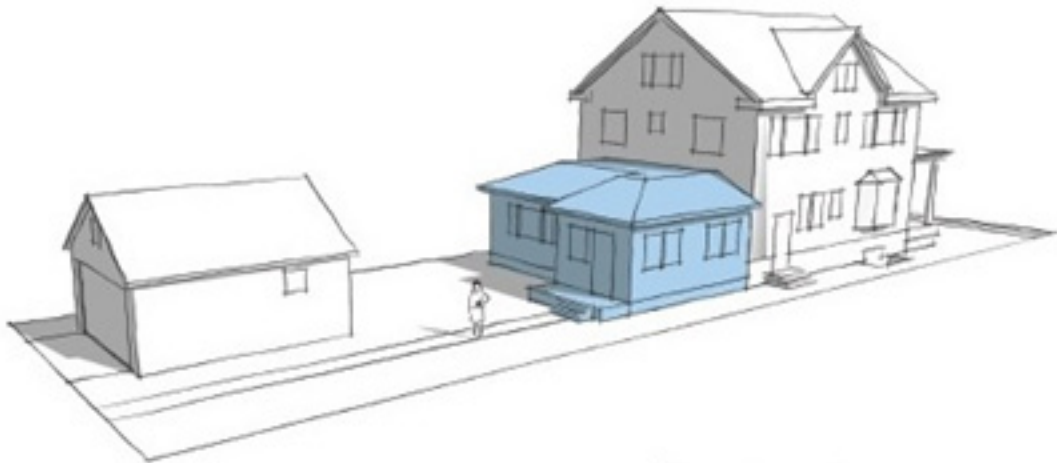
ADU can be up to 30% of habitable area:

Example:

1,500 square foot home with an ADU integrated into existing structure:

$$1,500 \times .30 = 450 \text{ sq. ft.}$$

450 sq.ft. Max ADU size



ADU can be up to 30% of habitable area:

Example:

1,500 square foot home, with an ADU within a new addition

1,500 sq.ft. existing home + 1,000 sq.ft. of new habitable area

2,500 sq.ft. total x .30 = 750 sq. ft.

750 sq.ft. Max ADU size

Base Zoning District Considerations

District	Max Height	Required Setbacks				Lot Coverage
		Front	Side	Rear	Waterfront	
Residential Low (RL)	35 ft	Min/Max: Avg of 2 adj. lots on both sides +/- 5ft	Min 10% lot width, or avg of 2 adj. lots on both sides Max 20 ft	Min 25% lot depth, no less than 20 ft Max 75 ft		35%
<i>Intended for low-density residential development in the form of single-family detached dwellings and duplexes.</i>						
Waterfront Res. Low (RL-W)	35 ft	Min/Max: Avg of 2 adj. lots on both sides +/- 5ft	Min 10% lot width, or avg of 2 adj. lots on both sides Max 20 ft	Min 25% lot depth, no less than 20 ft Max 75 ft	75' from ordinary high water mark of Lake and River	35%
<i>Same as RL, except greater consideration needed for proximity to the lake.</i>						
Residential Medium (RM)	35 ft	Min/Max: Avg of 2 adj. lots on both sides +/- 5ft	Min 10% lot width, or avg of 2 adj. lots on both sides Max 20 ft	Min 25% lot depth, no less than 20 ft Max 75 ft		40%
<i>Intended for medium density residential development in the form of single-family detached dwellings and attached multi-family apartments</i>						
Waterfront Res. Med (RM-W)	35 ft	Min/Max: Avg of 2 adj. lots on both sides +/- 5ft	Min 10% lot width, or avg of 2 adj. lots on both sides Max 20 ft	Min 25% lot depth, no less than 20 ft Max 75 ft	75' from ordinary high water mark of Lake and River	60%
<i>Same as RL, except greater consideration needed for proximity to the lake.</i>						
Institutional	35'	15 ft	10% lot width with a Min 5 ft Max 20 ft	25% lot width with a Min 20 ft Max 75 ft		40%
<i>Intention is to support the growth and flexibility of the city's major educational and health care institutions, and allows a broad range of related uses with transitions between institutional development and lower-scale residential uses.</i>						

Do I have to go to the DRB?

That depends.

A permit for an ADU is considered by the Development Review Board when:

- If ADU is located in a new structure
- If the addition of the ADU results in an increase in height or the habitable area of the principal unit
- Providing required parking space results in expanding the dimensions of parking area on the site

