

FD5

14.3.5 - FD5 - DOWNTOWN CENTER

14.3.5-A- INTENT

To enhance the vibrant urban center with a variety of high density building types that provide locally and regionally serving office, retail, service, hospitality, entertainment, and Civic functions, as well as a wide variety of urban housing choices. This district reinforces and extends the walkable nature of the adjacent downtown core with shallow front setbacks and active street frontages, and provides a transition between larger and smaller scale Buildings in adjacent districts.

Attached Buildings with little to no side Setback

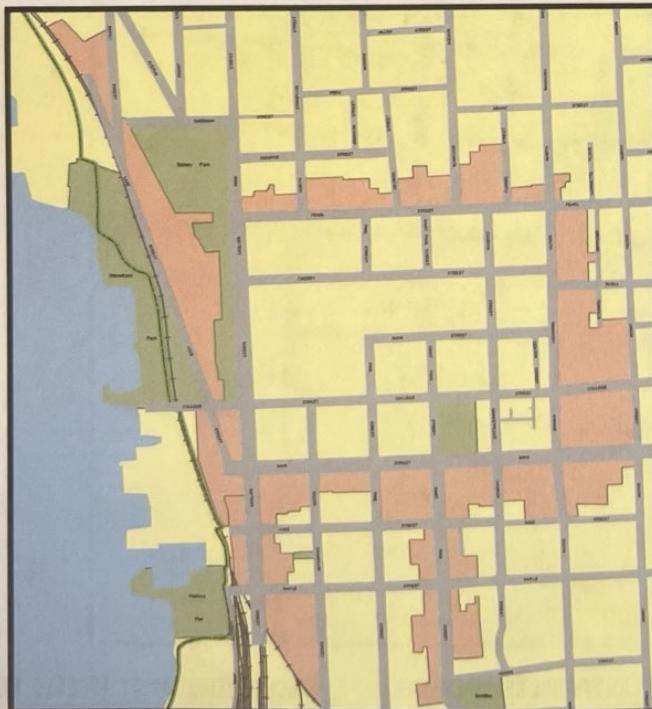
Small to large footprints

Buildings at the Frontage line

3 to 10 stories

Multiple Buildings on a single lot

Outbuildings uncommon



14.3.5-B- ALLOWED BUILDING TYPES

BUILDING TYPE

STANDARDS

Rowhouses ¹

Section 14.4.7

Multi-Family: Small ¹

Section 14.4.8

Multi-Family: Large ¹

Section 14.4.9

Mixed-Use

Section 14.4.10

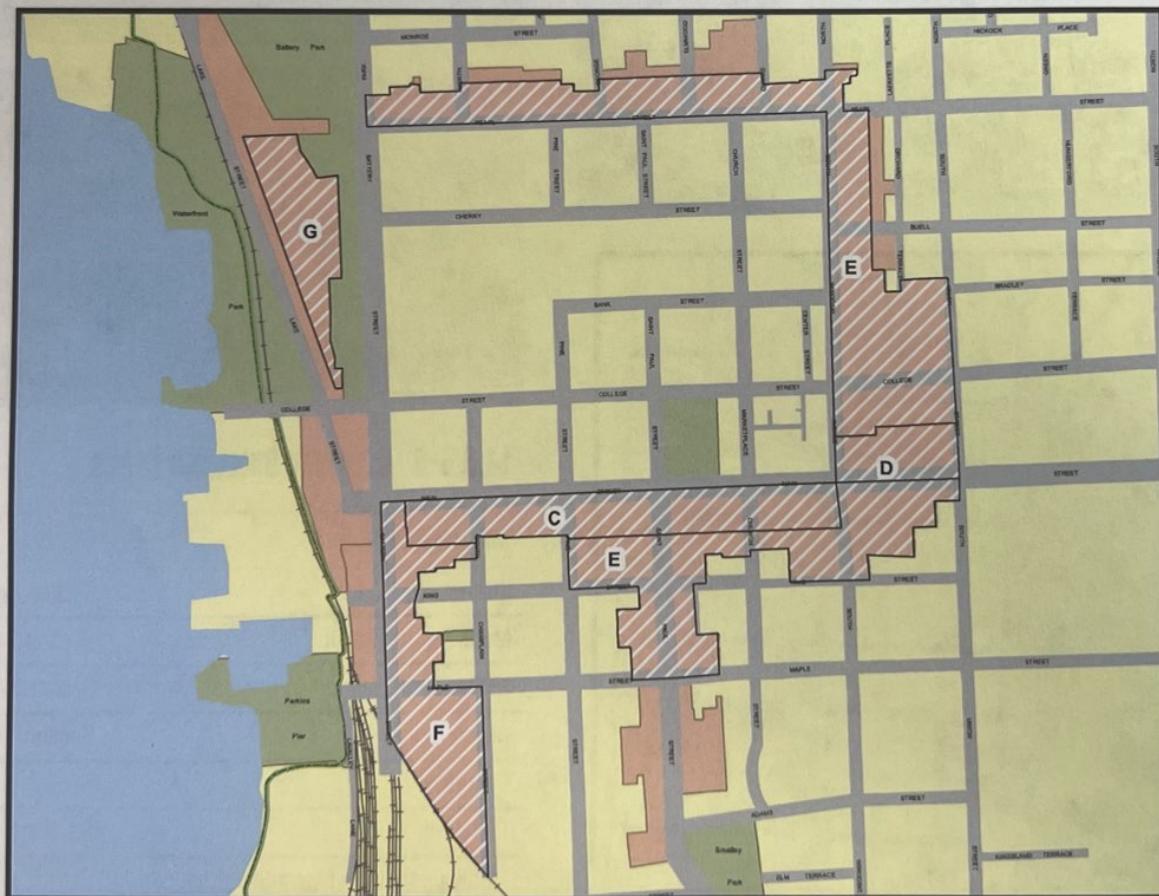
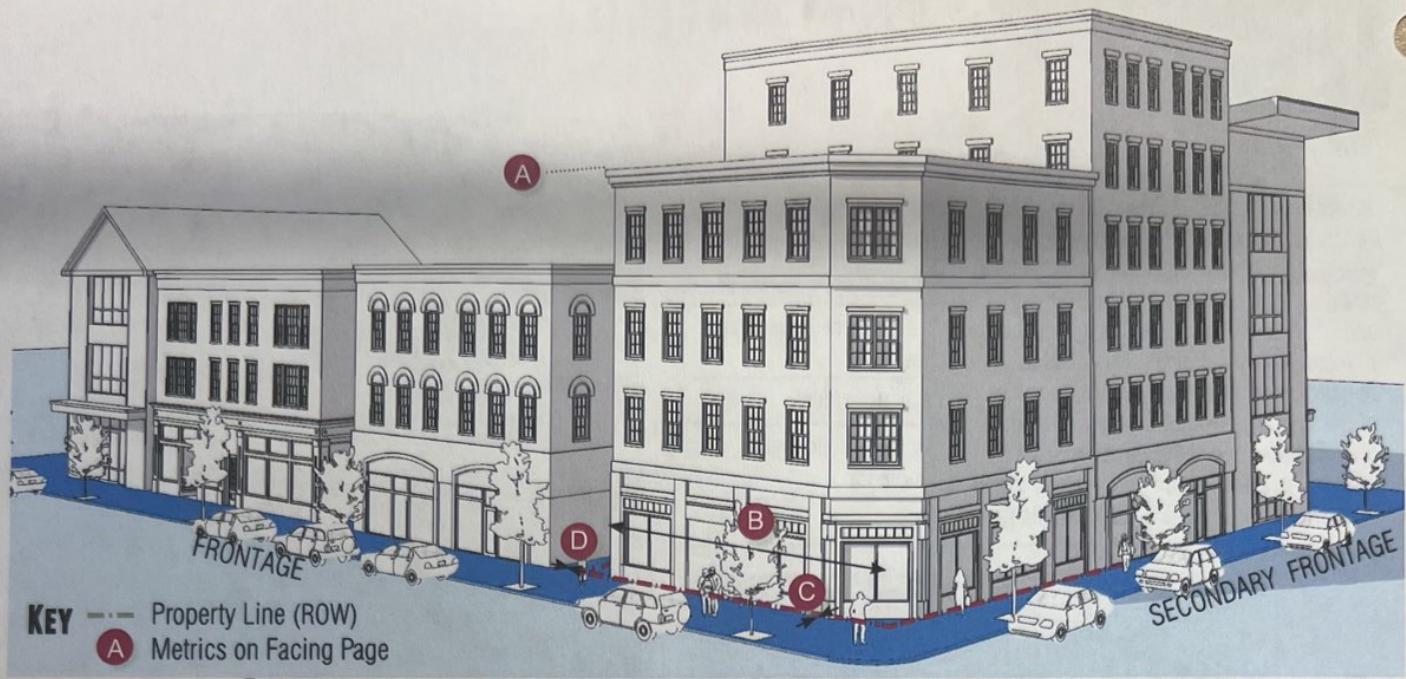
Perimeter

Section 14.4.11

Civic

Section 14.4.12

¹ Only permitted where a Shopfront Frontage Type is not required.



14.3.5-C- LOT OCCUPATION & BUILDING PLACEMENT

BUILDING DISPOSITION

Block Perimeter	2,000 ft. max.
Pervious Area	10% min.
Yard Type (see Section 14.6.3)	- Sideyard - Rearyard
Ground Floor Entries (linear distance along the Primary Frontage)	60-ft max.

FRONTAGE BUILDOUT & BUILDING SETBACK

Frontage Buildout	80% min. along both Primary and Secondary Frontages	B
Front Setback: Principal Buildings	- 0-ft min.; 6-ft max, but in no event less than 12-ft from the curb.	C
Outbuildings	In third Lot Layer	

Front Setback Exceptions:

In no event shall any Building be set closer than 15-ft from the curb along Main St from S. Union to Battery St., and along S. Winooski Ave from King to Pearl St.

For additional exceptions and variations regarding front setbacks provided as part of a specific Frontage Type see Sec. 14.5.

Side Setback:

Principal Buildings	- 0-ft min. - 12-ft max. - 10-ft min. along a Form District boundary shared with a residential district.
Outbuildings	- 0-ft min. or 3-ft min. on secondary frontage

Rear Setback:

Principal Buildings	- 0-ft min. or 15-ft from rear public Alley centerline - 10-ft min. along a Form District boundary shared with a residential district.
Outbuildings	- 0-ft min. or 15-ft from rear public Alley centerline

MISCELLANEOUS

Any development in the area west of Battery Street, between and including Sherman to Maple streets extended, shall also be subject to the provisions of Burlington CDO Sec. 4.2.2 Downtown and Waterfront Official Map as may be applicable.

14.3.5-D- BUILDING HEIGHT & BULK

BUILDING HEIGHT

Principal Buildings (See Sec. 14.2.6 Regulating Plan Special Requirements - Map 2 for specific reference areas)	<u>Subject to Administrative Review:</u> • 3 Stories min. • 3 Stories max., not to exceed 35-ft in area "F" along Battery St.; otherwise, • 4 Stories max., not to exceed 45-ft; and, • 6 Stories max., not to exceed 65-ft in area "C" along Main St.
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Subject to DRB Review per Sec. 14.6.4 f:

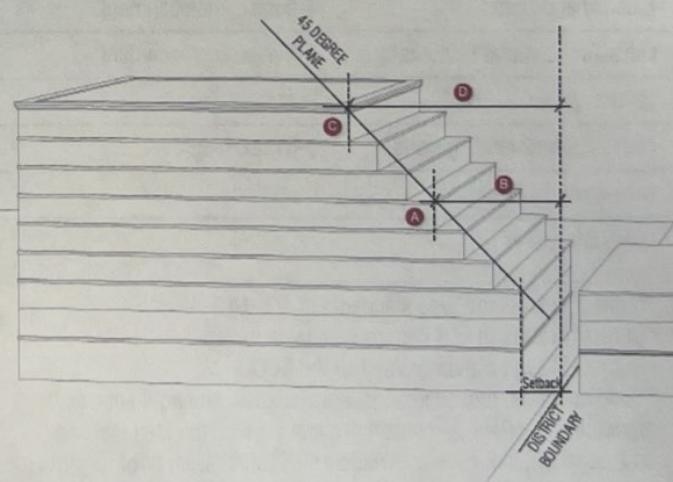
- see below¹

Outbuildings	2 Stories max. not to exceed 24-ft
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¹ Subject to Regulating Plan Special Requirements Map 2 (see Sec. 14.2.6), any Building with a Principal Frontage in the area identified as:

- "C" may be increased to 10 Stories not to exceed 105-ft.
- "D" may be increased to 8 Stories not to exceed 85-ft.
- "E" may be increased to 6 Stories not to exceed 65-ft.
- "F" may be increased to 5 Stories not to exceed 55-ft.
- "G" may be increased beyond 50-ft from the Lake St. Frontage Line in order to establish a second Frontage along Battery Park Extension of no more than 1 Story not to exceed 20-feet.

Additional height granted by the DRB per Sec. 14.6.5-d must not extend into a 45-degree angular plane projecting over the property measured from a height of 35 feet at any required side or rear setback along a Form District boundary shared with a residential district.



14.3.5-D- BUILDING HEIGHT & BULK

BUILDING BULK (MAX AREA PER FLOOR)

Floors 1-5	100% of lot max.
Floors 6-8	80% of lot max.

14.3.5-E- PARKING, LOADING & SERVICE

ON-SITE PARKING

On-site parking shall be provided per the requirements of Sec. 14.6.7.

LOCATION ON THE LOT

All parking provided within a Principal Building (other than a Perimeter Building Type) shall be located: Underground, at or above the second Story, and/or at-grade within the first Story where located in the Third Lot layer and separated from the street by an Active Street-level Use.

All Parking Structures, Garages, and Parking Areas shall be located in the Third Lot Layer behind a Principal Building Type. Parking Lots are not permitted.

MISCELLANEOUS

See also Sec. 14.6.7 for additional requirements pertaining to parking and site design.

14.3.5-F- ENCROACHMENTS INTO REQUIRED SETBACKS

ENCROACHMENT TYPE	REAR
Awnings and Canopies ²	Not permitted
Balcony and Decks	4-ft max. encroachment
Other Architectural Features ⁴	4-ft max. encroachment
Landscaping	Permitted
Fences or freestanding walls	6-ft max. height
Driveways, Walkways	Permitted
Utility Structures	Permitted

¹Subject to Frontage Type standards in Sec.14.5.

²Subject to Awning and Canopy standards in Sec. 14.4.13 h.

³Subject to Sign standards Art 7 of the BCDO.

⁴Building eaves, roof overhangs, solar shades, and light shelves; bay windows, oriel, and vestibules that are less than ten feet wide; and, cornices, belt courses, window sills, buttresses, or other similar architectural features may encroach into a required setback provided that such extension does not encroach a property line.

14.3.5-G- ENCROACHMENTS - PUBLIC RIGHT-OF-WAY

(Along Primary and Secondary Frontages only)

ENCROACHMENT TYPE	PUBLIC ROW
Awnings ¹	Permitted
Canopies ¹	Permitted
Signs ²	Allowed
Other Architectural Features ³	4' max.

¹Subject to Awning and Canopy standards in Sec. 14.4.13 h.

²With the exception of Freestanding Signs

³Building eaves, roof overhangs, solar shades, and light shelves; bay windows, oriel, and vestibules that are less than ten feet wide; and, cornices, belt courses, window sills, buttresses, or other similar architectural features may encroach into the ROW provided they are a minimum of 10-ft above the Sidewalk.