

Department of Planning and Zoning

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TO: Planning Commission Ordinance Committee
FROM: Scott Gustin
DATE: May 17, 2018
RE: Residential Density: Additional Unit to Multifamily

Sec. 4.4.5 (d) 5, A, *Additional Unit to Multifamily*, is a longstanding provision in the city's zoning code dating back at least to the 1994 Zoning Ordinance. The provision enables the addition of 1 more dwelling unit to existing multi-family properties in the Residential – Low Density (RL) Zone. The provision has been used on occasion, but no tally of the total number of times it has been used is available. To obtain approval of an additional dwelling unit, all other zoning standards such as lot coverage, setbacks, and density must be met. According to an analysis of RL properties with duplexes, triplexes, and 4-plexes of compliant lot size:

- Up to 29 duplexes could become triplexes
- Up to 3 triplexes could become 4-plexes
- Up to 2 4-plexes could become 5-plexes

These numbers are based on density and lot size only. They do not account for things like parking feasibility, lot coverage, or setbacks.

Since the Ordinance Committee's initial discussion on April 5, staff has put together a map of the properties in the RL zones with potential for 1 additional unit per Sec. 4.4.5 (d) 5. The properties depicted are those in the bullet points above. They are depicted on the basis of density and lot size only. The properties are not clustered in any particular area. They are fairly disperse though the RL zones. Given the limited potential for use of this provision, retention or deletion of Sec. 4.4.5 (d) 5 will have little effect on residential growth in the city.

Existing language is below.

5. Residential Density

A. Additional Unit to Multi-Family.

One additional unit may be added to structures located in the RL district which legally contained two or more units as of January 1, 2007, if approved in advance as a conditional use, by the DRB.