



southburlington PLANNING & ZONING

A Brief Summary of LDR-20-01 Environmental Protection Standards

Draft as of March 26, 2021

A Brief Description of the Proposed Amendments

The proposed amendments include the following:

- Establish a set of mapped “habitat blocks” and “habitat connectors” where future development is generally prohibited and any allowances include specific standards for review
- Expand floodplain management overlay district to include the 0.2% (500-year) floodplain
- Consolidate and update existing standards for stream buffer and river corridor management into a single section
- Expand class I and class II wetland buffers in residential and rural districts, limit allowances for impacts
- Remove restrictions on impacts to class III wetlands that are less than 300 s.f. in size
- Update stormwater management to current best practices and streamlining of review for public stormwater restoration projects
- Update of references to natural resources throughout the regulations to be directed to the Environmental Protection Standards of Articles 10 and 12
- Establish thresholds and consistent standards of review applicable to limited allowances for impacts to regulated natural resources, including infrastructure

Categories of Natural Resources

Under the proposed regulations, natural resources are grouped into three (3) categories: Hazards, Level I Resources, and Level II Resources.

- *Hazards* are resources for which impacts can have significant effects on safety of property or life. They are often regulated at the State or Federal level. They may be large or small in area. Very limited incursions into these resources, particularly for certain infrastructure, may be permitted following review.
- *Level I Resources* are locally-identified natural resources that are typically larger in area and cross multiple properties. The draft regulations allow for limited adjustment of boundaries in certain circumstances and limited incursions under specific circumstances. Credit may be provided for the conservation of these areas through density transfers in certain Planned Unit Development types.
- *Level II Resources* require specific review for any impact, but are not necessarily excluded from development parcels. They are typically smaller in area and/or can be mitigated through careful site design.

Interactive Map of Natural Resources included in the Environmental Protection Standards

Visit the City’s Interactive Map Viewer to view and compare existing and proposed areas regulated by the draft Environmental [Protection](#) Standards. Note: see the chart on page 2 of this document for how boundaries of each resource are determined.

Summary of Changes to Regulated Natural Resources

Hazards	Section	Status	Summary of Proposed Changes	How boundary is established
100 year (1%) Floodplain	10.01	Existing	Updates for consistency with State guidelines, provision for historic structures	FEMA Flood Insurance Rate Maps
500-year (0.2%) Floodplain B2 Area	10.01	New	No new buildings in the 500-year floodplain; substantial renovations must meet floodproofing standards	State River Corridor Map or applicant measurement using LiDAR data
River Corridors and Surface Waters	10.07	Existing	Consolidates two overlapping sets of current standards: Stream Buffer and River Corridors. Geographic areas includes areas previously included under each, and uniform measurement from top of bank/slope for buffers. Allowable incursions into buffers are reduced.	State-mapped River Corridor Flood Insurance Rate Maps
Class I, II Wetlands, Buffers	12.03	Existing, Expanded	Buffer for Class II wetlands expanded from 50' to 100' in residential and conservation districts. Allowable incursions in areas outside City Center FBC limited to only certain infrastructure and exemptions. Updated standards within City Center FBC. <i>[Class I wetland buffers also expanded, none presently identified in South Burlington]</i>	On-site field delineation using City/State maps as indicator
Very Steep Slopes (25+%)	12.09	New	No new development except certain infrastructure and exemptions	Applicant measurement using LiDAR data
Level I Resources	Section	Status	Summary of Proposed Changes	
<i>Habitat Blocks</i>	12.05	New	No new development within City-mapped Habitat Blocks except certain allowances to exchange land certain infrastructure, parcels with >70% Hazards/Level 1, and exemptions	Boundary as shown on City Natural Resources Map
<i>Habitat Connectors</i>	12.06	New	Habitat connector function must be kept intact, mapped location may be modified with approval	Boundary as shown on City Natural Resources Map
Level II Resources	Section	Status	Summary of Proposed Changes	
500-year Floodplain B1 Zone	10.01	New	New development and substantial renovation must meet floodproofing standards	FEMA Flood Insurance Rate Maps where they exist or applicant measurement using LiDAR data
Class III Wetlands, Buffers	10.03	Existing	Wetlands under 300 s.f. are exempted. Updated standards for review of proposed impact	On-site field delineation
Steep Slopes (15 to 25%)	12.09	New	New development must demonstrate slope stabilization	Applicant measurement using LiDAR data
Intermittent Streams, Buffers	10.07, 12.08	Existing	Clearer definition. Specifically excludes human-created drainage systems. Updated standards for relocation	On-site field delineation