



Draft Land Development Regulations

Category: Environmental Protection Standards

Spotlight on River Corridors

Summary: South Burlington proposes to consolidate current Stream Buffer and River Corridor standards into a single section and limit encroachments.

What's in the Current Regulations: Presently, stream buffer standards and river corridor standards are two separate, but closely-related sections of the Land Development Regulations. Stream buffers are measured as 50' or 100' from the edge of the water and generally prohibit new development or removal of vegetation. River Corridors are either mapped by the VT Agency of Natural Resources or are 50' buffers from the top of the bank of unmapped smaller streams. New development is largely prohibited in these areas.

What's in the Proposed Changes: The proposed Regulations consolidate the two sets of standards, applying either the ANR-mapped limits or the present buffers. Allowances for encroachments are more strictly limited except allowances for Limited Infrastructure Encroachment.

What is a Limited Infrastructure Encroachment?

The Draft Regulations contain specific provisions / allowances for infrastructure to cross a natural resource, such as a wetland or river corridor, where necessary or where planned for by the City. Planned Infrastructure shown on the City's adopted Official Map and stormwater enhancements projects are allowed, and new crossings may be permitted when certain specific criteria are met and the applicant can demonstrate that no feasible alternative is available.

What is the purpose of this change?

River Corridors reflect the meandering movement of streams, and stream buffer standards support water quality and wildlife habitat. The consolidation of the two sets streamlines review while providing clarity on encroachments.

Where can I find the proposed changes?

Section 12.07 of the draft [Regulations](#)

Within the [Interactive Map](#) of Current and Draft Environmental Standards

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