



Draft Land Development Regulations

Category: Environmental Protection Standards

Spotlight on Wetlands

Summary: South Burlington proposes to expand Class I & II wetland buffers in residential and other zoning districts, limit allowed encroachments into wetlands & buffers, and remove restrictions on very small Class III wetlands.

What's in the Current Regulations: The City presently regulates all Class I, Class II, and Class III wetlands. For Class I and II wetlands, buffers mirror those regulated by the State (100' and 50' respectively) and encroachments are regulated with standards that generally follow those of the State. Class III wetlands and their 50' buffers are regulated only by the City and encroachments are evaluated using the same standards as for Class I and Class II wetlands.

What's in the Proposed Changes: The proposed Regulations would expand the minimum required buffer for Class I and Class II wetlands to 200' and 100', respectively, in all residential zoning districts, conservation districts, park districts, and institutional and agricultural districts. New encroachments into Class I and II wetlands and their buffers would be prohibited in all districts other than the City Center Form Based Code District, with an exception for defined Limited Infrastructure Encroachments. Class III wetlands less than 300 s.f. in size would no longer be regulated; larger ones, and their 50' buffers, would continue to be regulated and contain standards for allowed encroachments.

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?

The 2016 Comprehensive Plan included specific goals and objectives to enhance protection of wetland and wildlife habitat and the connections between them.

Where can I find the proposed changes?

Section 12.06 of the draft [Regulations](#)
Within the [Interactive Map](#) of Current and Draft Environmental Standards

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