



## **Draft Land Development Regulations**

### **Category: Master Plans, Subdivisions, Planned Unit Developments**

### **Spotlight on Subdivision Regulations**

*Summary:* The proposed Regulations would update and replace the existing Subdivision Regulations with updates to include resource and development area identification, street, block, and lot layout and approval of subdivision and infrastructure.

*What's in the Current Regulations:* The present regulations intermix subdivision and planned unit development standards, and apply multiple sets of standards for natural resource, development area layout, and infrastructure design.

*What's in the Proposed Changes:* The proposed changes would separate subdivision into their own Article and consolidate all criteria into a single set applicable City-wide. The standards include updated process and review, including for amendments. Natural resources regulated through Article 12 are to be located on their own lots separate from development areas. Within development areas, the regulations provide direction for street, block, and lot arrangement to be applied pursuant to the specific requirements of each zoning district. Larger new subdivisions must include planned civic-space lots. Standards similar to those presently applicable in the Southeast Quadrant zoning district with respect to block lengths, orientation of lots and building, and mix of housing types, are expanded to residential and mix-use districts city-wide.

*What is the purpose of this change?*

The primary purposes of this change are to consolidate standards that apply differently in different parts of the city into a single set of standards; to ensure orderly, coordinated growth and development within the City of South Burlington; to promote the comfort, convenience, safety, health and welfare of city residents; to ensure that a proposed subdivision conforms to the planned pattern, density, and form of development for the zoning district or type of Planned Unit Development in which it is located; to avoid undue adverse impacts to natural, cultural, scenic, and other open space resources identified for protection under Article 12; and to foster and reinforce compact, walkable residential and mixed use neighborhoods.

*Where can I find the proposed changes?*

Section 15.A of the draft [Regulations](#). See also Section 15.C, Planned Unit Developments.

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