



southburlington

PLANNING & ZONING

Proposed Amendments to the South Burlington Land Development Regulations

- A. LDR-22-07: Modify the Zoning Map in a manner generally described as follows and depicted on the map on the following page:
- 1) Redesignate land immediately north of Holmes Road from Commercial 1-Auto to Commercial 2
 - 2) Redesignate land north and south of Fayette Road, immediately west of Shelburne Road, from Commercial 1-Auto to Commercial 1-Residential 15
 - 3) Redesignate land beginning ~75' west of Fayette Road and ~280' west of Fayette Road's planned extension, north of Old Orchard Park and south of the Chittenden County Humane Society, from Commercial 1-Residential 15 to Commercial 1-Auto
- B. LDR-22-08 Allow Municipal Uses in the Commercial 2 District and allow the following uses within Commercial 1 Auto District: Congregate Care, Assisted Living, Continuum of Care; Educational Facility; Educational Support Facilities; Hospice; Municipal Facility; Skilled Nursing; Social Services, as shown on the table on the following page.

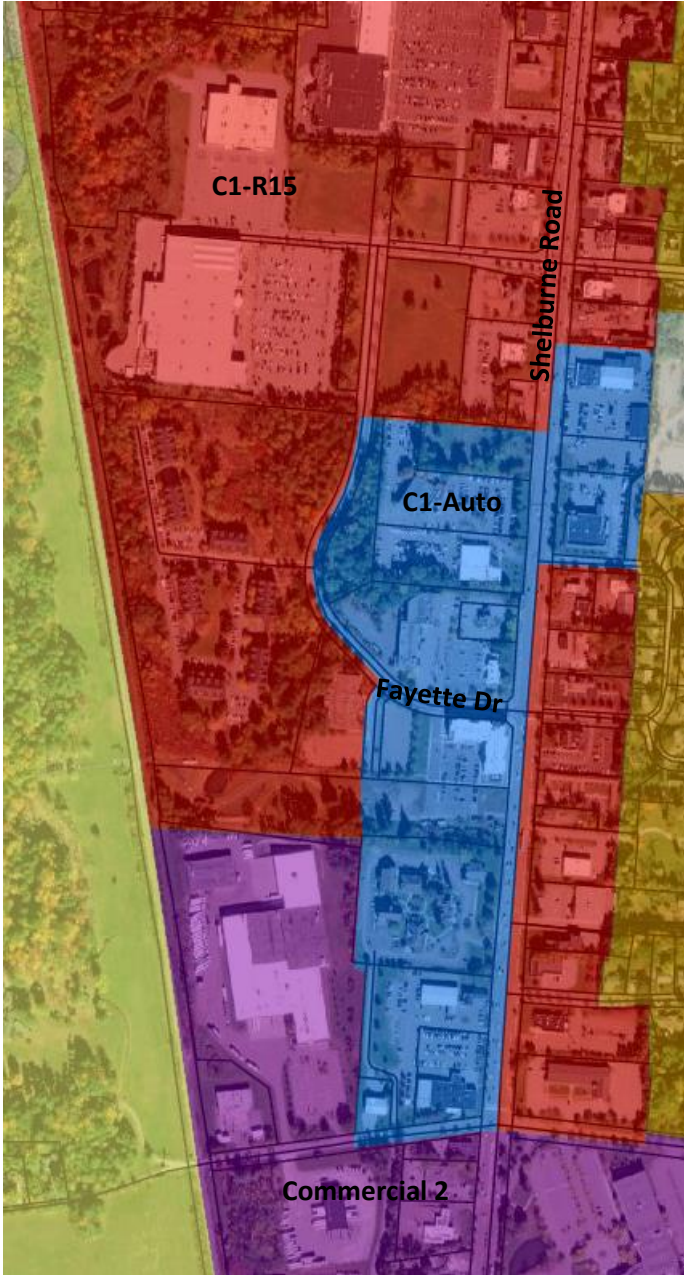
See information on following pages.

LDR-22-07: Zoning District Re-alignment

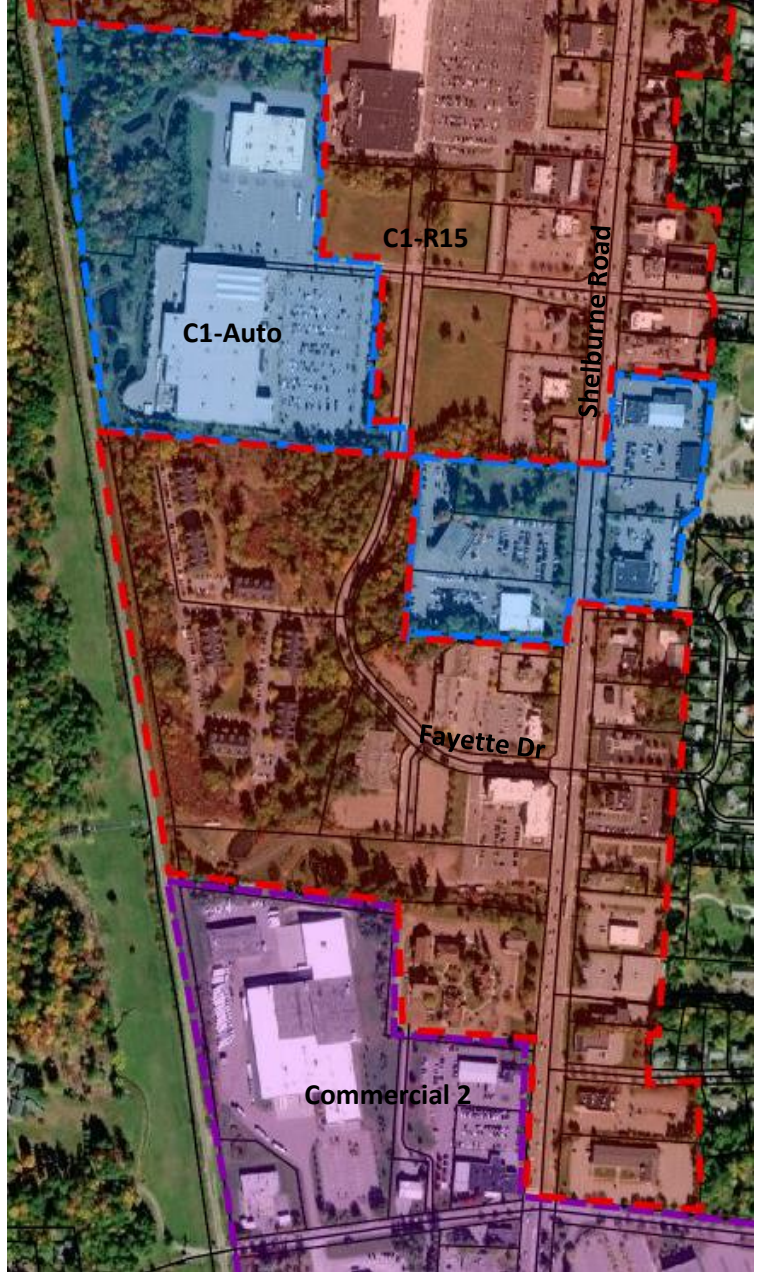
Key to Maps:

- **Commercial 1-Residential 15 (RED);**
- **Commercial 1-Auto (BLUE);**
- **Commercial 2 (PURPLE)**

Map 1: Current Zoning



Map 2: Proposed Zoning



LDR-22-08: Proposed changes to Table of Uses

Key to Changes:

- **Red Underlined: Proposed Addition**
- ~~• **Red Strikethrough: Proposed Deletion**~~

	Commercial 1		Heavy Commercial-Industrial
	C1 R15	C1-AUTO	C2
NON-RESIDENTIAL ZONING DISTRICTS	C1 R15	C1-AUTO	C2
<i>Residential Uses</i>			
Single-family dwelling			
Two-family dwelling			
Multi-family dwelling	P	PUD <u>P</u>	P
Accessory residential units	See Section 3.10		
Group home or Residential Care Home			
<i>Agricultural Uses</i>			
<i>Exempt from local regulation in all districts</i>			
<i>Public & Quasi-Public Uses</i>			
Cemeteries	Conditional in all districts		
Community center	P	P	P
Congregate care, assisted living, or continuum of care facility	C	<u>C</u>	C
Cultural facility	P	P	
Educational facility	P	<u>P</u>	C
Educational support facilities	P(5)	<u>P(5)</u>	
Food Hub	P(6)	P(6)	P(7)
Funeral homes, mortuaries, and crematoriums	C	C	C
Hospice	P	<u>P</u>	P
Municipal facility	P	<u>P</u>	<u>P</u>
Parks	Permitted in all districts		
Personal instruction facility	P	P	P
Place of worship	P	P	P
Recreation paths	Permitted in all districts		
Skilled nursing facility	C	<u>C</u>	C
Social services	C	<u>C</u>	C
<i>Commercial & Industrial Uses</i>			
Adult use			
Agriculture & construction equipment sales, service & rental			P
Airport Uses			
Animal shelter	C		
Artist production studio	P	P	P
Auto & motorcycle sales		P	P
Auto & motorcycle service & repair		P	P
Auto rental, with private accessory car wash & fueling			P
Bank or Credit Union with drive-through	P	P	P

Bed & breakfast			
Cannabis dispensary (dispensing only)	P	P	P
Cannabis dispensary (cultivation only)			
Car wash			P
Child care facility, licensed non-residential	P	P	P
Commercial greenhouse			P
Commercial kennel, veterinary hospital and pet day care	C		P
Commercial or public parking facility	C	C	C
Contractor or building trade facility			P
Distribution and related storage, with >15% of GFA in office or other principal permitted use by same tenant			P
Equipment service, repair & rental			P
Family child care home, registered or licensed			
Financial institution	P	P	P
Flight instruction			
Hotel	P	P	C
Hotel, extended stay	P		C
Indoor theater	P	P	
Indoor vehicle storage, maximum 10,000 square feet			
Junk yard			
Light manufacturing			P
Lumber and contractor's yard			P
Manufacturing & assembly from previously prepared materials & components	P	P	P
Mobile home, RV and boat sales, repair & service			P
Motor freight terminal			
Office, general	P	P	P
Office, medical	P	P	P
Personal or business service	P	P	P
Pet grooming	P	P	P
Photocopy & printing shops, with accessory retail	P	P	P
Printing & binding production facilities			P
Private providers of public services, including vehicle storage and maintenance			P
Processing and storage			P
Radio & television studio	P	P	P
Recreation facility, indoor	P	P	P
Recreation facility, outdoor	C	C	C
Research facility or laboratory	P	P	P
Restaurant, short order	P	P	P
Restaurant, standard	P	P	P
Retail sales	P	P	P (9)
Retail warehouse outlet			P
Sale, rental & repair of aircraft & related parts			
Seasonal Mobile Food Unit	P	P	P

Self-storage			P
Service station			C
Shopping center	C		
Taverns, night clubs & private clubs	P	P	P
Transportation services			P
Warehousing & distribution			-
Wholesale establishments			P

Key and Notes to the Table above:

P = Permitted

PUD = Allowable within a Planned Unit Development

TO = Allowable only in the Transit Overlay District

C = Conditional Use

ACC = Allowable as an accessory use