

ZONING

315 Attachment 1

**City of Burlington
Appendix A**

**Summary of Area, Yard, Height and Lot Coverage Requirements
[Amended 11-9-2006 by Ord. No. 1808(12);
11-9-2006 by Ord. No. 1812(16); 6-2-2009 by Ord. No. 1881(2);
6-3-2014 by Ord. No. 1982(1)]**

Zoning District	Minimum Lot Size			Minimum Yard Requirements			Maximum Building Height (feet)
	Total Area (square feet)	Area per Family (square feet)	Lot Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
A-1 Agricultural/Holding District	217,800 (5 acres)	217,800 (5 acres)	300	25	25	50	60
Rs-1 Single-Family Residence District	14,000	14,000	80	25	8 per side; 20 total	25	35
Rs-2 Single-Family Residence District	11,000	11,000	70	25	8 per side; 20 total	25	35
Rs-3 Single-Family Residence District	8,000	8,000	60	25	8	25	35
TN-R Traditional Neighborhood Residential District (See § 315-19 and Table 1)							
Rd-1 Two-Family Residence District	14,000	7,000	80	25	8 per side; 20 total	25	35
Rd-2 Two-Family Residence District	11,000	5,500	75	25	8 per side; 20 total	25	35

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	Total Area (square feet)	Area per Family (square feet)	Lot Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
Rm-1 Multiple-Family Residence District	11,000	Efficiency and 1 bedroom, 3,500; 2 bedroom, 4,000; 3 bedroom or more, 6,000	120	25	8 per side; 20 total	25	35
Rm-2 Multiple-Family Residence District	The larger of 11,000 or the total requirements of Area per Family	Efficiency and 1 bedroom, 2,500; 2 bedroom, 2,680; 3 bedroom or more, 4,500	120	25	8 per side; 20 total	25	35
Rm-3 Low-Density Multiple-Family Residential District	43,560	--	150	30	20; 30 on a corner	50	45
Rm-4 Multiple-Family Residential District	130,680	--	To be determined under the planned unit design as approved by the Plan Commission	25	8 per side; 20 total; 30 on a corner	25	70
B-1 Neighborhood Business District (existing lots of record)	10,000	--	80	25	10	25*	60
B-1 Neighborhood Business District (lots created after the adoption of this amendment (June 5, 2001))	40,000	--	150	25	10	25	60

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	Total Area (square feet)	Area per Family (square feet)	Lot Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
B-2 Central Business District	4,800	--	40	--	8 if provided	25**	60
B-2A Central Business Transition District	10,000	--	75	25	8; 20 total for both sides	25	35
B-3 Professional Office District	10,000	--	80	25	10	25	35
M-1 Light Manufacturing District	7,200	--	60	30	10	25	40
M-2 General Manufacturing District	7,200	--	60	30	10	25	50
M-2 General Manufacturing District when abutting an M-2 parcel	7,200	--	60	30	10	15	50
M-3 Manufacturing and Office Park District (see Table 3)							
M-4 Manufacturing District	7,200	--	60	30	10	25	50
Q-1 Quarrying/Extractive District	--	--	80	See § 315-34F	See § 315-34F	See § 315-34F	75
I-1 Institutional District	10,000	--	80	25	10	25	60
P-1 Park District	--	--	--	40	40	40	35
C-1 Conservancy District	--	--	--	--	--	--	--
FW Floodway District	--	--	--	--	--	--	--
GFP General Floodplain District	--	--	--	--	--	--	--
FFO Floodfringe Overlay District (See underlying district)							
SWO Shoreland Wetland Overlay District (See underlying district)							

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HPO Historic Preservation Overlay District (See underlying district)							
PUD Planned Unit Development Overlay District (See underlying district)							

NOTES:

*No minimum rear yard is required except for lots less than 15,000 square feet in area, except that for those lots where rear lot lines are contiguous to and abut residential districts, a minimum rear yard of 25 feet shall be provided. Lots which are 15,000 square feet in area or greater shall provide for a rear yard of not less than 25 feet.

**No minimum yard is required except for those lots in B-2 Districts, where rear lot lines are contiguous to and abut residential districts, a minimum rear yard of 25 feet shall be provided.