

ZONING

315 Attachment 5

City of Burlington

Table 3

**M-3 Manufacturing and Office Park District
Development Standards
[Amended 4-2-2008 by Ord. No. 1857(29)]**

Type of Standard	Standards		
	Manufacturing Uses (a)	Warehousing Uses (a)	Office Uses (a)
Landscape Surface Ratio and Floor Area			
Minimum landscape surface ratio (LSR)	0.30	0.30	0.30
Maximum gross floor area ratio (GFAR)	0.54	1.00	0.60
Maximum net floor area ratio (NFAR)	0.77	1.43	0.71
Lot Dimensional Requirements			
Minimum contiguous zoning district area (acres)	20	20	20
Minimum lot area (square feet)	3 acres (b) 43,560 (c)	3 acres (b) 43,560 (c)	3 acres (b) 43,560 (c)
Minimum lot width at building setback line (feet)	200 (d) 150 (e)	200 (d) 150 (e)	200 (d) 150 (e)
Building and/or Structure Setback Requirements			
Minimum setback from a state or county trunk highway (feet)	60 (f)	60 (f)	60 (f)
Minimum front yard setback (feet)	30 (f)	30 (f)	30 (f) (plus 10 additional feet for each story in excess of 3 stories)
Minimum side yard setback (feet)	15 (f)	15 (f)	15 (f)
Minimum side yard setback on corner lot (feet)	35 (f)	35 (f)	35 (f) (plus 10 additional feet for each story in excess of 3 stories)
Minimum rear yard setback (feet)	30 (f)	30 (f)	30 (f)
Minimum shore yard setback (feet)	75	75	75
Off-Street Parking, Loading and Drive Setback Requirements			
Minimum setback from a state or county trunk highway (feet)	35 (f)	35 (f)	35 (f)
Minimum front yard setback (feet)	30 (f)	30 (f)	30 (f)

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Type of Standard	Standards		
	Manufacturing Uses (a)	Warehousing Uses (a)	Office Uses (a)
Minimum side yard setback on corner lot (feet)	35 (f)	35 (f)	35 (f)
Minimum rear yard setback (feet)	10 (f)	10 (f)	10 (f)
Minimum shore yard setback (feet)	75	75	75
Maximum Building Height			
Principal structure (stories/feet)	5.0/50	5.0/50	5.0/50
Accessory structure (stories/feet)	1.0/25	1.0/25	1.0/25

NOTES:

- (a) As the principal use on a lot.
- (b) The three-acre minimum lot size is required of all lots directly abutting a state trunk highway.
- (c) The minimum lot size of 43,560 square feet may be used when lots do not directly abut a state trunk highway.
- (d) The minimum lot width required for the three-acre minimum lot size required of all lots directly abutting a state trunk highway.
- (e) The minimum lot width required for the minimum lot size of 43,560 square feet which may be used when lots do not directly abut a state trunk highway.
- (f) Bufferyards required under § 315-52H of this chapter. Signage may be constructed in any required setback if the minimum required sign setback distance is achieved. A minimum ten-foot setback is required from any deed-restricted forest preservation easements, reforestation easements, or other deed-restricted lands.