



City of Winooski
Vermont's Opportunity City

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Planning Commission Agenda

Thursday, March 14, 2019
6:30 PM - Winooski City Hall

1. Call To Order
2. Changes To The Agenda
3. Public Comment
4. Approve Previous Meeting Minutes
5. Initial Review Of Parking Standards

Documents:

[PARKING OPTIONS MEMO - 03.14.2019.PDF](#)

6. Initial Review Of Split Zoning

Documents:

[SPLIT ZONING MEMO - 03.14.2019.PDF](#)

7. Review Of Input On List Of Ordinance Items
8. Discussion On Future Meeting Schedule

Documents:

[ISSUES FOR FUTURE PLANNING UPDATES - 7.11.2018.PDF](#)

9. City Updates
10. Other Business
11. Adjourn

Memorandum

To: The City of Winooski Planning Commission

From: Eric Vorwald, AICP, Planning and Zoning Manager

RE: Overview of Parking and Possible Options for Amendments

Date: March 14, 2019

For the past several months, staff has been compiling a list of items that have been identified in the Unified Land Use and Development Regulations for possible amendments. The majority of the items have been noted in order to provide additional clarity in the interpretation of the regulations. This includes a variety of possible changes from new definitions, to consistency between sections.

One of the first items identified by the Planning Commission for evaluation includes updates to the parking standards. When the zoning regulations were amended in 2016 to include the Gateway Zoning District, several elements were not updated, such as parking. At the time, it was determined that the parking standards would be updated in a later amendment process. Now that the master plan update has been forwarded to Council, amendments to the Unified Land Use and Development Regulations are beginning.

One of the goals of the zoning amendments that included the Gateway Zoning District (Form-Based Code) was to focus density along the corridors to protect the residential areas. As properties along the gateways have been redeveloping, there have been challenges meeting the parking requirements while still creating the density and walkability desired by the regulations. Although there are mechanisms in place to provide relief from the minimum parking standards, there are limits to the degree of relief that can be achieved.

Staff has identified several options to that may meet the needs of the development community without shifting the burden of parking to other locations. These options include:

1. Make no changes and maintain the same parking standards
2. Update the parking standards related to minimum parking requirements; additional options or waivers for reducing minimum parking requirements; or similar items
3. Consider parking management plans in-lieu of specified parking requirements



4. Establish separate parking standards for the Gateway Zoning District (similar to the Downtown Zoning District)
5. Identify general locations for shared parking that would be incorporated into development proposals
6. Other options that may be considered

The Planning Commission should discuss the options noted above and any other items of interest to provide direction to staff regarding the updates to bring back as formal amendments to the Unified Land Use and Development Regulations.



Memorandum

To: The City of Winooski Planning Commission

From: Eric Vorwald, AICP, Planning and Zoning Manager

RE: Overview of Split Zoning

Date: March 14, 2019

With the adoption of the Unified Land Use and Development Regulations in 2016, all properties within the City of Winooski were included in a zoning district that conformed with property boundaries. This provided a clear delineation of the zoning regulations that would dictate the dimensional and use standards for each property. A significant change to the regulations included the addition of the Gateway Zoning District (Form-based Code). This district runs along the major corridors in the City (Mallets Bay Avenue, Main Street, and East Allen Street) and is generally one or two properties deep along the corridors.

As redevelopment occurs along the gateways, some property owners are combining lots to create larger areas for development, and to accommodate all of the requirements of the regulations, such as parking. The Unified Land Use and Development Regulations allow for lots to be merged as long as they do not create a new non-conforming lot, however the regulations do not contemplate how to address properties with different zoning districts.

Staff reviewed the regulations for different municipalities to identify what, if anything, other communities are doing to address split zoning. The only language that was identified came from Colchester and South Burlington. The language was very similar in both municipalities. Specifically, their respective regulations addressed split zoning in the following way:

Where a district boundary line divides a lot which was in a single ownership at the time of passage of these regulations, the Development Review Board may permit, as a conditional use, the extension of the regulations for either portion of the lot but not to exceed fifty (50) feet beyond the district line into the remaining portion of the lot. This provision shall not apply to the boundary lines of any overlay district.

In both municipalities, the premise begins with there being only one lot that is split by more than one zoning district instead of multiple lots being combined into one. While this issue has



primarily been recognized in conjunction with redevelopment along the gateways, there is the possibility that it could occur in other areas of the City.

The Planning Commission should discuss this information and identify items to consider for possible amendments to the Unified Land Use and Development Regulations that would provide guidance regarding split zoning of properties. This may include:

1. Develop provisions for extending one zoning district into the other, similar to the language above
2. Develop provisions for extending one zoning district into another, and identify specific parameters that would guide the uses of the property
3. Explicitly noting that properties could be split zoned but each district, and its requirements would be maintained



PLANNING & ZONING ISSUES FOR FUTURE UPDATES

July 11, 2018

1. No definition for deck. Does it count towards lot coverage if above a certain height off the ground?
2. Should update the Flood Hazard Areas regulations to new model provided by the state – assistance from RPC
3. Updates as needed to comply with ADA accessibility, specifically for sidewalk widths and conflicts with parking overhangs – Section 4.2 G.1.
4. Require engineered drawings and geodetic reference points for site plan submissions
5. Limits to landscaping for visibility at intersections (similar to sight triangles with fences)
6. Parking requirements for Form Based (and in general)
7. Split zoning of property
8. Non-dimensional waivers
 - a. Parking
9. Expiration on Non-Conforming Lots (or clarification on adjacency consistent with statute §4412) also consistency with DRB case (77 Hood Street)
10. Section 4.2 Driveway standards reference to Public Works Standards – those standards don't exist (Also in FBC)
11. Outline a process for Downtown Development since it involves Council
12. Better define uses (e.g. cafés in the Urban General District shows as prohibited)
13. Variances are for “structures” only
14. Integrate the changes from the Downtown Zoning
15. Sign requirement contradiction in form-based code related to minimum height above street level and clear story height for first floor spaces.
16. Affordable housing information and regulations
17. Clarify Downtown Parking to include or exclude employee parking
18. Address Casavant Natural Area and Gilbrook Natural Area Zoning
19. FBC Building Form Standards consistency with use table
20. Fence exemption versus permit fee
21. FBC setbacks Urban General