



**City of Winooski, Vermont
Unified Land Use & Development Regulations**

Draft approved by the Planning Commission: June 23, 2022

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Amended: August 08, 2022

Effective: August 30, 2022

Prepared for the Winooski City Council and the Residents of Winooski, VT
By the Winooski Planning Commission

Amendment History:

- Section 7.400 Affordable Senior Housing District [1990]
- Section 5.200 Central Business Transitional District, C-3 [1993]
- Figures 1 – 9 were developed by Site Concern Inc., Landscape Architects + Planners for the City of Winooski in 1993. Funded by a Planning Grant from Vermont Department of Housing & Community Affairs.
- Interim Land Development Regulation for Downtown Core District [2002, 2004]
- Downtown Core District, DCD [2005]
- Interim Land Development Regulation for the C-2 General Commercial District [2003, 2009]
- Inundation Hazard Area Regulation [2010]
- Interim Land Development Regulation to Change Minimum Off-Street Parking Schedule in the
 - Downtown Core District [2011]
- Amendments & Revisions pursuant to 24 V.S.A. §4412 and 4413 [2012]
- Section 8.404 b Changes, Non-Conforming Uses and Non-Conforming Structures [2012]
- Re-zoned East Allen, Mallets Bay and Main St as the Gateway Districts using Form Based Code, and re-organized and updated the entire Zoning Regulations into a Unified Land Use & Development Regulations with the exception of the Downtown Core District [2016]. Appendix B Gateway Districts Form Based Code Regulations were developed by Ferrell Madden with Dreher Design Associates, Inc. and Urban Advantage in 2015. Funded through a grant from the Federal Highway Administration (FHA), and administered by the Chittenden County Regional Planning Commission, and City of Winooski match.
- Amendments & Revisions pursuant to 24 V.S.A. §4412 and 4413 [2017]
 - “Other” category added to use table (Section 2.4)
 - Delete Section 4.4 D. and references to Vermont Division of Historic Preservation from Section 4.4 E.1.
 - Add Nonconforming Right of Way or Drive to Section 4.9
 - Amend Bonus Story provisions in Form Based Code Section 402.F.
- Multiple Amendments and revisions [2021]
 - Amend Section 1.3 to update language related to subdivision and land development
 - Amend Section 2.1 clarify discrepancies in the zoning map and the role of the Zoning Administrator
 - Amend Section 2.2 to delete references to former zoning districts
 - Amend Section 2.4 to update the use table for permitted, conditional, and specific use categories
 - Amend Section 2.5 to update the dimensional standards of zoning districts
 - Add Section 2.16 to include information on lots with multiple zoning districts
 - Update regulations for accessory dwellings in Section 5.1
 - Update Section 6.6 related to site plan review applicability
 - Add and update definitions in Article IX
 - Remove Appendix C and incorporate the requirements for the Downtown Zoning District into Article III and other sections of this document where appropriate.
- Amendments and Revisions to Appendix B – Form Based Code Parts 1 thru 4 and Part 9 [2022]
 - Clarifies references to other sections of the code and addresses consistency with formatting.
 - Provides clarity and consistency related to administrative requirements.
 - Revises language related to curb cuts and common drives.
 - Updates information on siting of buildings, provides additional clarity on individual Building Form Standards, and revises bonus story provisions.
 - Includes new definitions for previously undefined terms, and amends several definitions.

- Amendments and Revisions to Section 2.4 and Section 4.12; adds Section 5.14, and Adds definitions in Article IX [2002]
 - Provides allowance for multi-unit buildings in the Residential A, Residential B, and Residential C districts as part of a PUD with priority housing incentives
 - Removes the required .5 parking spaces in dwellings with three or more bedrooms
 - Creates a new section with incentives for priority housing
 - Adds definitions for Affordable Housing, Priority Housing, and HAMFI

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