

Appendix B - Dimensional Standards – All Zoning Districts¹

District	Density/ Intensity	Lot Coverage (%)	Building Height (feet)	Front Setback² (feet)	Side Setbacks (% or feet)	Rear Setback (% or feet)	Lake & River Setback (feet)	Lot Size (sqft)	Street Frontage (feet)
Mixed- Use									
Downtown	<u>Max:</u> FAR 5.5 (FAR 8.5 w/ bonus)	<u>Max:</u> 100%	<u>Min:</u> 30' & 3 story <u>Max:</u> 65' (105' with bonuses)	<u>Min:</u> 12' from curb ³	<u>Min:</u> 0'	<u>Min:</u> 0'	NA	NA	NA
• Church Street Marketplace			<u>Min:</u> 30' & 3 story <u>Max:</u> 38' w/in 100' of centerline						
Downtown Transition									
• North of Buell	<u>Max:</u> FAR 4 (FAR 5 w/ bonus)	<u>Max:</u> 100%	<u>Min:</u> 30' & 3 story <u>Max:</u> 45' (55' with bonuses)	<u>Min:</u> 12' from curb ³	<u>Min:</u> 0' (Res. Dist setback: min of 15')	<u>Min:</u> 0' (Res. Dist setback: min of 15')	NA	NA	NA
• Frontage on south side of Main St. west of S. Winooski Ave	<u>Max:</u> FAR 5.5 (FAR 8.5 w/ bonus)	<u>Max:</u> 100%	<u>Min:</u> 30' & 3 story <u>Max:</u> 65' (105' with bonuses)	<u>Min:</u> 12' from curb ³	<u>Min:</u> 0' (Res. Dist setback: min of 15')	<u>Min:</u> 0' (Res. Dist setback: min of 15')	NA	NA	NA
• South of Buell	<u>Max:</u> FAR 4 (FAR 5.5 w/ bonus)	<u>Max:</u> 100%	<u>Min:</u> 30' & 3 story <u>Max:</u> 45' (65' with bonuses)	<u>Min:</u> 12' from curb ³	<u>Min:</u> 0' (Res. Dist setback: min of 15')	<u>Min:</u> 0' (Res. Dist setback: min of 15')	NA	NA	NA
• South of Maple	<u>Max:</u> FAR 2 (FAR 3 w/ bonus)	<u>Max:</u> 100%	<u>Min:</u> 30' & 3 story <u>Max:</u> 35' (45' with bonuses)	<u>Min:</u> 12' from curb ³	<u>Min:</u> 0' (Res. Dist setback: min of 15')	<u>Min:</u> 0' (Res. Dist setback: min of 15')	NA	NA	NA
Downtown Waterfront									
A. North of Pearl, east of railroad	<u>Max:</u> FAR 4 (FAR 5.5 w/ bonus)	<u>Max:</u> 100%	<u>Min:</u> 30' & 3 story <u>Max:</u> 45' (65' with bonuses)	<u>Min:</u> 12' from curb ³	<u>Min:</u> 0' (Res. Dist setback: min of 15')	<u>Min:</u> 0' (Res. Dist setback: min of 15')	NA	NA	NA
B. Pearl to Bank east of Lake St.	<u>Max:</u> FAR 4 (FAR 5.5 w/ bonus)	<u>Max:</u> 100%	<u>Min:</u> 30' & 3 story <u>Max:</u> 45' (65' with bonuses)	<u>Min:</u> 12' from curb ³	<u>Min:</u> 0' (Res. Dist setback: min of 15')	<u>Min:</u> 0' (Res. Dist setback: min of 15')	NA	NA	NA
C. Pearl to Bank west of Lake St.	<u>Max:</u> FAR 2 (FAR 3 w/ bonus)	<u>Max:</u> 100%	<u>Min:</u> 30' & 3 story <u>Max:</u> 35'	<u>Min:</u> 12' from curb ³	<u>Min:</u> 0' (Res. Dist setback: min of 15')	<u>Min:</u> 0' (Res. Dist setback: min of 15')	NA	NA	NA
D. Bank to College east of Lake St.	<u>Max:</u> FAR 3 (FAR 5 w/ bonus)	<u>Max:</u> 100%	<u>Min:</u> 30' & 3 story <u>Max:</u> 35' (55' with bonuses)	<u>Min:</u> 12' from curb ³	<u>Min:</u> 0' (Res. Dist setback: min of 15')	<u>Min:</u> 0' (Res. Dist setback: min of 15')	NA	NA	NA

Appendix B - Dimensional Standards – All Zoning Districts

District	Density/ Intensity	Lot Coverage (%)	Building Height (feet)	Front Setback² (feet)	Side Setbacks (% or feet)	Rear Setback (% or feet)	Lake & River Setback (feet)	Lot Size (sqft)	Street Frontage (feet)
E. Bank to College west of Lake St.	<u>Max:</u> FAR 2 (FAR 3 w/ bonus)	<u>Max:</u> 100%	<u>Min:</u> 30' & 3 story <u>Max:</u> 35'	<u>Min:</u> 12' from curb ³	<u>Min:</u> 0' (Res. Dist setback: min of 15')	<u>Min:</u> 0' (Res. Dist setback: min of 15')	NA	NA	NA
F. South of College	<u>Max:</u> FAR 2 (FAR 3 w/ bonus)	<u>Max:</u> 100%	<u>Min:</u> 30' & 3 story <u>Max:</u> 35'	<u>Min:</u> 12' from curb ³	<u>Min:</u> 0' (Res. Dist setback: min of 15')	<u>Min:</u> 0' (Res. Dist setback: min of 15')	NA	NA	NA
Downtown Waterfront – Public Trust									
A. North of Pearl, west of railroad	<u>Max:</u> FAR 2 (FAR 3 w/ bonus)	<u>Max:</u> 100%	<u>Max:</u> 35'	<u>Min:</u> 12' from curb ³	<u>Min:</u> 0' (Res. Dist setback: min of 15')	<u>Min:</u> 0' (Res. Dist setback: min of 15')	NA	NA	NA
B. 200' from water	<u>Max:</u> FAR 2 (FAR 3 w/ bonus)	<u>Max:</u> 100%	<u>Max:</u> 35'	<u>Min:</u> 12' from curb ³	<u>Min:</u> 0' (Res. Dist setback: min of 15')	<u>Min:</u> 0' (Res. Dist setback: min of 15')	<u>Min:</u> 50'	NA	NA
Battery Street Transition	<u>Max:</u> FAR 3 (FAR 4.5 w/ bonus)	<u>Max:</u> 100%	<u>Min:</u> 30' & 3 story <u>Max:</u> 35' (55' with bonuses)	<u>Min:</u> 12' from curb ³	<u>Min:</u> 0' (Res. Dist setback: min of 15')	<u>Min:</u> 0' (Res. Dist setback: min of 15')	NA	NA	NA
NAC	<u>Max:</u> FAR 2 (FAR 3 w/ bonus)	<u>Max:</u> 80%	<u>Min:</u> 20' & 2 story <u>Max:</u> 35' (45' with bonuses)	<u>Min:</u> 0'	<u>Min:</u> 0' (Res. Dist setback: min of 15')	<u>Min:</u> 0' (Res. Dist setback: min of 15')	NA	NA	NA
NAC-Riverside Corridor	<u>Max:</u> FAR 2 (FAR 3 w/ bonus)	<u>Max:</u> 80%	<u>Min:</u> 20' & 2 story <u>Max:</u> 35' (45' with bonuses)	<u>Min:</u> 0'	<u>Min:</u> 0' (Res. Dist setback: min of 15')	<u>Min:</u> 0' (Res. Dist setback: min of 15')	NA	NA	NA
NMU	<u>Max:</u> FAR 2 (FAR 3 w/ bonus)	<u>Max:</u> 80%	<u>Min:</u> 20' & 2 story <u>Max:</u> 35' (45' with bonuses)	<u>Min:</u> 0'	<u>Min:</u> 0' (Res. Dist setback: min of 15')	<u>Min:</u> 0' (Res. Dist setback: min of 15')	NA	NA	NA
Enterprise									
Agricultural Processing & Energy	<u>Max:</u> FAR 0.75	<u>Max:</u> 60%	<u>Max:</u> 45'	<u>Min:</u> 10	<u>Min:</u> 10'	<u>Min:</u> 10'	<u>Min:</u> 100'	NA	NA
Light Manufacturing	<u>Max:</u> FAR 2	<u>Max:</u> 80%	<u>Max:</u> 45'	<u>Min:</u> 5'	<u>Min:</u> 0' (Res. Dist setback: 25' min)	<u>Min:</u> 10% (Res. Dist setback: 25' min)	<u>Min:</u> 100'	NA	NA

Appendix B - Dimensional Standards – All Zoning Districts

District	Density/ Intensity	Lot Coverage (%)	Building Height (feet)	Front Setback ² (feet)	Side Setbacks (% or feet)	Rear Setback (% or feet)	Lake & River Setback (feet)	Lot Size (sqft)	Street Frontage (feet)
Institutional									
Institutional Campus	20 du/acre <i>(24 du/acre with inclusionary requirement)</i>	<u>Max:</u> 40% <i>(48% w/ inclusionary requirement)</i>	<u>Max:</u> 35' or height of existing buildings per Sec. 5.2.6(b)1	<u>Min:</u> 15'	10% of lot width <u>Min:</u> 5-feet <u>Max:</u> 20-feet	25% of lot depth <u>Min:</u> 20-feet <u>Max:</u> 75-feet	NA	NA	NA
- FAHC Medical Center Core Overlay <i>see Sec. 4.5.2(c)</i>	20 du/acre <i>(24 du/acre w/ inclusionary requirement)</i> NA for dormitories, rooming houses and non-residential uses per Sec. 4.5.2(c)6.	<u>Max:</u> 60-65%	<u>Max:</u> 540' above MSL or per Sec. 4.5.2(c)5	<u>Min:</u> 15'	<u>NA</u>	<u>NA</u>	NA	NA	NA
- UVM Central Campus Core Overlay <i>see Sec. 4.5.2(d)</i>	20 du/acre <i>(24 du/acre w/ inclusionary requirement)</i> NA for dormitories, rooming houses and non-residential uses per Sec. 4.5.2(d)6.	<u>Max:</u> 65-70%	<u>Max:</u> 140' or per Sec. 4.5.2(d)5	<u>Min:</u> 15'	<u>NA</u>	<u>NA</u>	NA	NA	NA
- UVM Trinity Campus Core Overlay <i>see Sec. 4.5.2(e)</i>	20 du/acre <i>(24 du/acre w/ inclusionary requirement)</i>	<u>Max:</u> 40% <i>(48% w/ inclusionary requirement)</i>	<u>Max:</u> 35' or per Sec. 4.5.2(e) and Sec. 5.2.6(b)1.not to exceed 55'	<u>Min:</u> 115' from Colchester Ave. (Structures <200sqft are exempt.)	<u>Min:</u> 5-feet <u>Max:</u> 20-feet applicable only along perimeter	<u>Min:</u> 20-feet <u>Max:</u> 75-feet applicable only along perimeter	NA	NA	NA

Appendix B - Dimensional Standards – All Zoning Districts

District	Density/ Intensity	Lot Coverage (%)	Building Height (feet)	Front Setback ² (feet)	Side Setbacks (% or feet)	Rear Setback (% or feet)	Lake & River Setback (feet)	Lot Size (sqft)	Street Frontage (feet)
- UVM South of Main St. Campus Core Overlay <i>see Sec. 4.5.2(f)</i>	20 du/acre <i>(24 du/acre w/ inclusionary requirement)</i> NA for dormitories, rooming houses and non-residential uses per Sec. 4.5.2(f)6.	<u>Max:</u> 60%	<u>Max:</u> 80' or per Sec. 4.5.2(f)5	Existing building line as of January 1, 2008 along the South Prospect Street and Main Street frontages.	<u>NA</u>	<u>NA</u>	NA	NA	NA
- Champlain College Core Overlay <i>see Sec. 4.5.2(g)</i>	<u>Max:</u> FAR 1.0-1.1 per Sec. 4.5.2(g)4	<u>Max:</u> 60%	<u>Max:</u> 35' or height of existing buildings per Sec. 5.2.6(b)1	Existing building line as of January 1, 1994 along the South Willard Street frontage south of Maple Street.	10% of lot width <u>Min:</u> 5-feet <u>Max:</u> 20-feet or per Sec. 4.5.2(g)2	25% of lot depth <u>Min:</u> 20-feet <u>Max:</u> 75-feet or per Sec. 4.5.2(g)2	NA	NA	NA
RCO									
Recreation / Greenspace	<u>Max:</u> 0	<u>Max:</u> 5%	<u>Max:</u> 35'	<u>Min:</u> 15'	<u>Min:</u> 10%	<u>Min:</u> 25%	<u>Min:</u> 100'	NA	NA
Conservation	<u>Max:</u> 0	<u>Max:</u> 5%	<u>Max:</u> 25'	<u>Min:</u> 15'	<u>Min:</u> 10%	<u>Min:</u> 25%	<u>Min:</u> 100'	NA	NA
Agriculture	<u>Max:</u> 0	<u>Max:</u> 5%	<u>Max:</u> 35'	<u>Min:</u> 15'	<u>Min:</u> 10%	<u>Min:</u> 25%	<u>Min:</u> 100'	NA	NA
Urban Reserve									
Urban Reserve	<u>Max:</u> 0	<u>Max:</u> 5%	<u>Max:</u> 35'	<u>Min:</u> 15'	<u>Min:</u> 10%	<u>Min:</u> 25%	<u>Min:</u> 100'	NA	NA

Appendix B - Dimensional Standards – All Zoning Districts

District	Density/ Intensity	Lot Coverage (%)	Building Height (feet)	Front Setback ² (feet)	Side Setbacks (% or feet)	Rear Setback (% or feet)	Lake & River Setback (feet)	Lot Size (sqft)	Street Frontage (feet)
Residential	(du/ac)								
RH	<u>Max:</u> 40 du/ac (80 with bonus)	<u>Max:</u> 80% (92% with bonus)	<u>Max:</u> 35' (45-ft with bonus)	<u>Max/Min:</u> +/- 5-ft of average of 2 adjoining properties on both sides	<u>Min:</u> 10% or 5' (Max required no more than 25')	<u>Min:</u> 25% or 20' (Max required no more than 75')	NA	NA	NA
• <u>RH Density Overlay: S. Union to Church</u>			<u>Max:</u> 35' (68-ft with bonus)						
• <u>RH Density Overlay: Church to Pine</u>			<u>Max:</u> 35' (55-ft with bonus)						
RM	<u>Max:</u> 20 du/ac (40 with bonus)	<u>Max:</u> 40% (60% with bonus)	<u>Max:</u> 35'	<u>Max/Min:</u> +/- 5-ft of average of 2 adjoining properties on both sides	<u>Min:</u> 10% or 5' (Max required no more than 25')	<u>Min:</u> 25% or 20' (Max required no more than 75')	NA	NA	<u>Min:</u> 30'
RM-W	<u>Max:</u> 20 du/ac (40 with bonus)	<u>Max:</u> 60% (72% with bonus)	<u>Max:</u> 35' w/in 200' of water and above 180' elevation <u>Max:</u> 60' beyond 200' of water and below 180' elevation	<u>Max/Min:</u> +/- 5-ft of average of 2 adjoining properties on both sides	<u>Min:</u> 10% or 5' (Max required no more than 25')	<u>Min:</u> 25% or 20' (Max required no more than 75')	<u>Min:</u> 75'	NA	<u>Min:</u> 30'
RL	<u>Max:</u> 7 du/ac (20 with bonus)	<u>Max:</u> 35% (50% with bonus)	<u>Max:</u> 35'	<u>Max/Min:</u> +/- 5-ft of average of 2 adjoining properties on both sides	<u>Min:</u> 10% or 5' (Max required no more than 25')	<u>Min:</u> 25% or 20' (Max required no more than 75')	<u>Min:</u> 75'	<u>Min:</u> 6,000 (10,000 Duplex)	<u>Min:</u> 60'
RL-W	<u>Max:</u> 7 du/ac (20 with bonus)	<u>Max:</u> 35% (50% with bonus)	<u>Max:</u> 35'	<u>Max/Min:</u> +/- 5-ft of average of 2 adjoining properties on both sides	<u>Min:</u> 10% or 5' (Max required no more than 25')	<u>Min:</u> 25% or 20' (Max required no more than 75')	<u>Min:</u> 75'	<u>Min:</u> 6,000 (10,000 Duplex)	<u>Min:</u> 60'

¹ Any discrepancy between the dimensional standards found in this table and the dimensional standards found in **Article 4** shall be made in favor of those standards found in **Article 4**. Measurement of and exceptions to coverage, setback and height standards are found in **Art 5**.

² Except in the Institutional District, use the median front setback of principal structures on lots having the same street frontage within the same block of the subject property.

³ All structures shall be setback 12-feet from the curb on a public street except as otherwise allowed by the DRB for development on Center Street, on both sides of Pine Street between Cherry and Pearl Streets, on the east side of Pine Street between Bank and Main Streets, on the west side of Pine Street between College and Main Streets and on South Winooski Avenue between Bank and College Streets, all structures shall be setback at least twelve feet from the curb on a public street. The DRB may order a wider setback in any case under its review if it should determine that the application cannot be approved under applicable criteria without such additional setback.