

Land Swap

**TOWN OF BURLINGTON**

**WARRANT ARTICLES BACKUP**

**SPECIAL TOWN MEETING, MAY 16, 2001**

# **GRANDVIEW FARM**

## **PLANNED DEVELOPMENT DISTRICT ZONING REGULATIONS<sup>1</sup>**

I. The following Zoning Regulations, which shall be known as the "Grandview Farm PDD Zoning Regulations," shall govern the use and development of land and buildings within the Grandview Farm Planned Development District ("PDD") and shall be applied by the Planning Board in granting a Special Permit for the Grandview Farm PDD under Article XII, Section 12.1.5 of the Town of Burlington Zoning Bylaw, as amended through January, 2001.

### **II. GENERAL**

Land and buildings within the Grandview Farm PDD shall be developed and used generally as shown on the Grandview Farm Concept Plan entitled: Grandview Farm Planned Development District, dated: April 2, 2001, prepared by: Town of Burlington Planning Department. Each of the four numbered Development Areas identified on said Concept Plan shall be additionally subject to the use, density and other development regulations specified for each Development Area in Sections III through VIII below.

### **III. USE REGULATIONS**

Uses of land and buildings within each of the four Development Areas shall conform to the below-described purposes applicable to the particular Development Area and to the Table I Grandview Farm PDD Schedule of Uses. All uses not specifically set forth below or in Table I as permitted uses for a particular Development Area shall be prohibited in that Development Area.

#### **A. Development Area 1 ("DA1")**

The DA1 is intended for limited municipal uses, including only municipal offices, municipal museums, municipal art galleries, and/or a municipal community center, together with accessory parking for no more than fifteen (15) vehicles.

#### **B. Development Area 2 ("DA2")**

The DA2 is intended to be maintained as an open field to be used only for horticulture, floriculture, passive recreation, or any combination thereof. No structure shall be permitted within the DA2.

#### **C. Development Area 3 ("DA3")**

The DA3 is intended for a Senior Affordable Housing Development. For purposes of these Regulations, "Senior Affordable Housing Development" shall be defined as a planned development consisting of no more than forty-eight (48)

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<sup>1</sup> Adopted Pursuant to Article XII of the Town of Burlington Zoning By-law, as amended through January, 2001.

dwellings within one multiple dwelling structure, exclusively designed for and available for occupancy by households having at least one member 55 years of age or older and no more than one other occupant under 55 years of age having household incomes within limits established by an Affordable Housing Restriction Agreement between the Town of Burlington, acting by and through its Board of Selectmen, and the owner of Development Area 3, together with accessory parking for up to sixty (60) vehicles, and such accessory retail, personal services, food services, ATM, and medical services as may be provided exclusively for residents and employees of said housing development.

D. **Development Area 4 (“DA4”)**

The DA4 is intended to be maintained as a parking and access area to serve the uses in DA1, DA2 and DA3, and the municipal uses located in the adjoining RO District. No buildings shall be permitted within the DA4. Accessory structures shall be limited to light poles and sign posts.

TABLE I  
**GRANDVIEW FARM PDD SCHEDULE OF USES**

<b>A. Principal Uses</b>	Development Area 1	Development Area 2	Development Area 3	Development Area 4
<b>1. Residential Uses</b>				
a. Senior Affordable Housing.	No	No	Yes	No
<b>2. Institutional and Recreational Uses</b>				
a. Municipal Community Center.	Yes	No	No	No
b. Municipal Museum.	Yes	No	No	No
c. Municipal Art Gallery.	Yes	No	No	No
<b>3. Agricultural Uses</b>	No	Yes	No	Yes
a. Horticulture and floriculture on less than five acres.	No	Yes	No	No
<b>4. Office Use</b>	Yes	No	No	No
a. Municipal Offices.	Yes	No	No	No
<b>B. Accessory Uses</b>				
1. Horticulture or floriculture on less than 5 acres.	Yes	Yes	Yes	Yes
2. Garage space for parking not more than three automobiles.	Yes	No	No	No
3. Swimming Pool.	No	No	SP	No
4. Greenhouse with ground area of 250 sq. ft. or less not intended for commercial purposes.	Yes	No	Yes	No

	Development Area 1	Development Area 2	Development Area 3	Development Area 4
5. Antenna or Satellite dish, windmills and similar structures that do not exceed 12 feet in height above the ground or above the roof of the building on which they are mounted, for noncommercial use only.	Yes	No	Yes	No
6. Temporary Tents.	Yes	Yes	Yes	Yes
7. Limited Retail and Service uses in support of senior affordable housing development and conducted wholly within the building, such as dining hall, ATM, soda or dairy bar, personal services, sundries shop and pharmacy for use exclusively by residents and employees of the facility.	No	No	Yes	No
8. Off-street outdoor parking of vehicles.	Yes*  * Up to 15	No	Yes*  *Up to 60	Yes*  *Up to 70
9. Portion of premises as permanent residence of proprietor or manager of facility.	Yes	No	Yes	No
10. Laundry, dry cleaning and shoe repair service pick up facilities	No	No	Yes	No
11. Coin operated laundry facility for residents only.	No	No	Yes	No

#### IV. DENSITY REGULATIONS

The dimensional and density regulations applicable to each Development Area in the Grandview Farm PDD are shown on the Concept Plan and are more specifically set forth in the following Table II, Grandview Farm PDD Density Regulation Schedule. In addition, the regulations contained in Article V, Sections 5.1, 5.1.4.1, 5.1.4.2, 6.2.0, 6.6.1, 6.6.0 and 6.8.0 of the Town of Burlington Zoning Bylaws, as amended through January 2001, shall apply.

**TABLE II**

**GRANDVIEW FARM PLANNED DEVELOPMENT DISTRICT DENSITY REGULATION SCHEDULE**

**DA1**

The following dimensional and density regulations shall be applicable to Development Area 1.

Minimum Area	20,000 s.f.
Minimum Frontage	100 Feet
Minimum Front Yard	25 Feet
Minimum Rear Yard	15 Feet
Maximum Building Height (As defined in Section 2.13 of The Burlington Zoning Bylaw)	30 Feet 2 1/2 stories
Maximum Height of Accessory Structures	30 Feet
Maximum Aggregate Building to Ground Area Percentage	25 %
Maximum Impervious Surface Ratio	60 %

**DA2**

The following dimensional and density regulations shall be applicable to Development Area 2.

Minimum Area	40,000 Square Feet
Minimum Frontage	50 Feet
Maximum Aggregate Building to Ground Area Percentage	0 %
Maximum Impervious Surface Ratio	10 %

### DA3

The following dimensional and density regulations shall be applicable to Development Area 3.

Minimum Lot Area	80,000 Square Feet
Minimum Frontage	100 Feet
Minimum Front Yard	15 Feet
Minimum Rear Yard	15 Feet
Minimum Side Yard	15 Feet
Maximum Building Height (As defined in Section 2.13 of The Burlington Zoning Bylaw)	40 Feet
Maximum Aggregate Building to Ground Area Percentage	25 %
Maximum Impervious Surface Ratio	60 %

### DA4

The following dimensional and density regulations shall be applicable to Development Area 4.

Minimum Lot Area	80,000 Square Feet
Minimum Frontage	60 Feet
Maximum Height of Accessory Structures	12 Feet
Maximum Aggregate Building to Ground Area Percentage	0 %
Maximum Impervious Surface Ratio	60 %

## **V. SIGN REGULATIONS**

For purposes of these Regulations, SIGN shall be defined in accordance with Article VI, Section 6.7.0 of the Town of Burlington Zoning Bylaws, as amended through January 2001.

Signs within Development Areas 1, 3 and 4 shall be governed by the same regulations applicable to Continuing Care Districts as set forth in Article VI, Section 6.7.1(A) of the Town of Burlington Zoning Bylaws, as amended through January 2001.

No signs shall be permitted within Development Area 2.

## **VI. PARKING REGULATIONS**

Parking and Loading Areas shall be located generally as shown on the Concept Plan, and also shall be subject to the requirements and restrictions contained in Article VII, Sections 7.1.0, 7.1.1, 7.1.1.1, 7.1.1.2, 7.1.1.4, 7.1.1.5, and 7.1.3 of the Town of Burlington Zoning Bylaws as amended through January 2001.

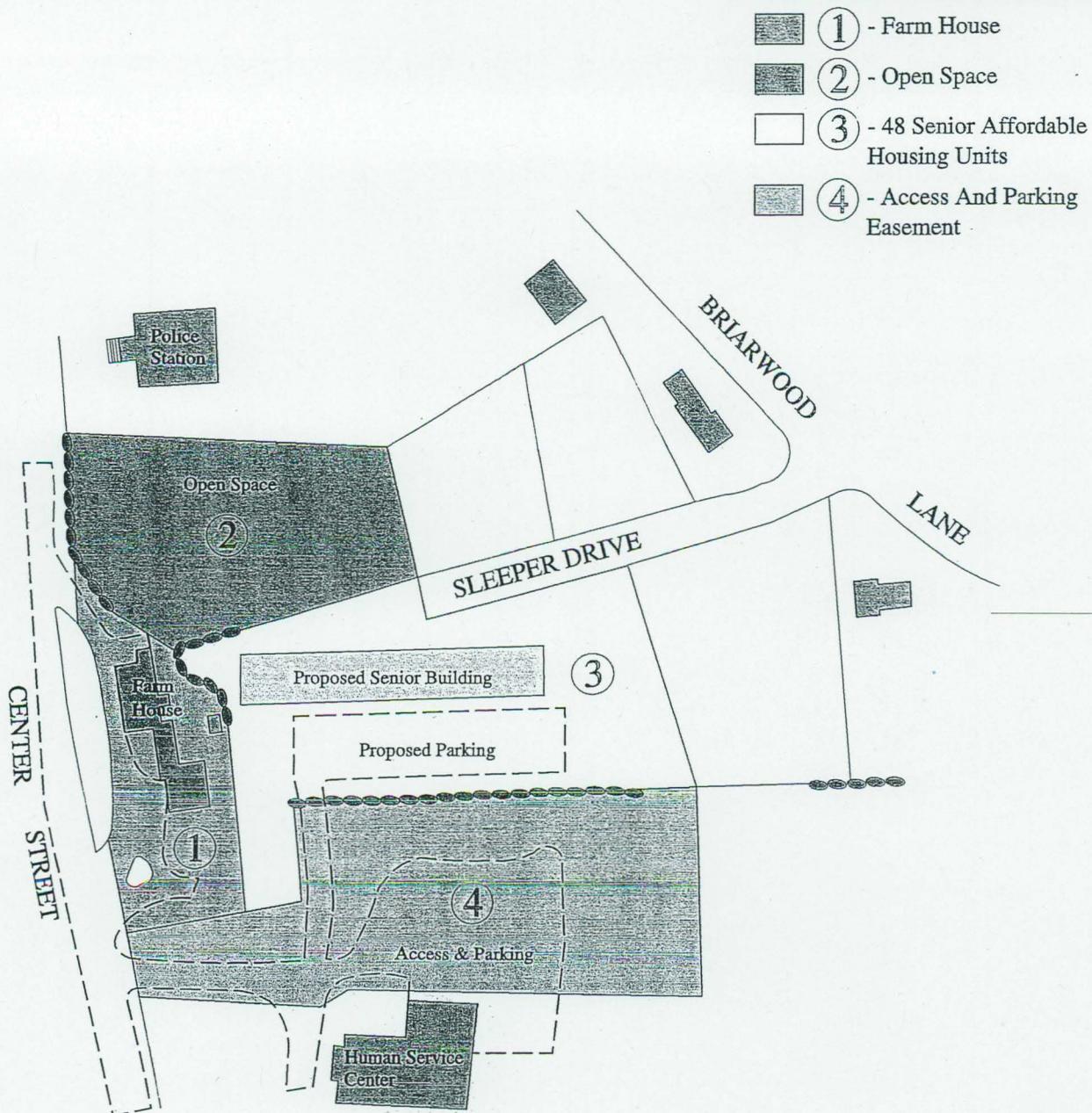
The Planning Board shall approve the number and type of parking spaces when approving the special permit for the PDD under Article XII of the Town of Burlington Zoning Bylaws, as amended through January 2001, subject to the following: The maximum number of parking spaces which may be located in DA1 shall be fifteen (15). The maximum number of parking spaces which may be located in DA3 shall be sixty (60). The maximum number of parking spaces which may be located in DA4 shall be Seventy (70). Parking is prohibited in DA2.

## **VII. WETLANDS DISTRICT**

Any land within the PDD which is also located in the Wetlands District as defined in Article VIII, Section 8.2.2 of the Town of Burlington Zoning Bylaw as amended through January 2001, shall be subject to the provisions contained in Sections 8.2.0 through 8.2.4 of said Article VIII.

## **VIII. AQUIFER AND WATER RESOURCE DISTRICT**

Any land within the PDD which is also located within an Aquifer and Water Resource District as defined in Article VIII, Section 8.3.2 of the Town of Burlington Zoning Bylaw, as amended through January 2001, shall be subject to the provisions of Sections 8.3.0 through 8.3.9 of said Article VIII.



Grandview Farm  
Planned Development District  
April 2, 2001  
Prepared By: Town Of Burlington  
Planning Department

PLEASE REFER TO THIS GRAPHIC FOR THE FOLLOWING