

ZONING AND SUBDIVISION

TITLE 17

CITY OF BURLINGTON DEVELOPMENT PROGRAM

TABLE OF CONTENTS

CHAPTER 17.01 – DEVELOPMENT PROGRAM	1
CHAPTER 17.10 – GENERAL PROVISIONS AND DEFINITIONS	3
CHAPTER 17.20 – DISTRICT REGULATIONS	13
CHAPTER 17.30 – SUPPLEMENTARY REGULATIONS	52
CHAPTER 17.34 – ARCHITECTURAL DESIGN GUIDELINES	75-a
CHAPTER 17.35 – LANDSCAPE REGULATIONS	75
CHAPTER 17.40 – ADMINISTRATION AND PLAN REVIEW	79
CHAPTER 17.50 – BOARD OF ADJUSTMENT	81
CHAPTER 17.65 – FLOODPLAIN REGULATIONS	84
CHAPTER 17.70 – COMMUNICATION TOWER REGULATIONS	99
CHAPTER 17.75 – SIGN REGULATIONS	105
CHAPTER 17.80 – SUBDIVISION REGULATIONS	121

Chapter 17.01

Development Program

17.01.01	Title	17.01.06	Amendments
17.01.02	Purpose	17.01.07	Violations
17.01.03	Applicability and Severability	17.01.08	Schedule of Fees
17.01.04	Building Codes	17.01.09	Complaints and Violations
17.01.05	Enforcement		

Chapter 17.10

General Provisions and Definitions

17.10.01	Purpose	17.10.04	Rules of Interpretation
17.10.02	Application of District Regulations	17.10.05	Definitions
17.10.03	Establishment of Zoning Districts		

Chapter 17.20

District Regulations

17.20.01	Zoning Districts Established	17.20.09	C-3 Central Business District
17.20.02	Table of Uses	17.20.10	M-1 Light Industrial
17.20.03	R-1 Single-family Residential	17.20.20	M-2 Heavy Industrial
17.20.04	R-2 Single-family (Non-traditional)	17.20.30	A-1 Airport
17.20.05	R-3 Two Family Residential	17.20.40	P-1 Planned Unit Development
17.20.06	R-4 Multi-family Residential	17.20.50	H-1 Historical Preservation
17.20.07	C-1 Limited Commercial	17.20.60	T-1 Mobile Home (M.P.D)
17.20.08	C-2 General Commercial		

Chapter 17.30

Supplementary Regulations

17.30.10	Nonconforming Uses	17.30.40	Home Occupations
17.30.20	Bulk Regulations	17.30.50	Parking Regulations
17.30.30	Special Use Permits	17.30.60	Airport Regulations

Chapter 17.34

Architectural Design Guidelines

17.34.100	Purpose	17.34.105	Standards
17.34.101	Objectives	17.34.106	Regulations
17.34.102	Goals	17.34.107	Design Components
17.34.103	Definitions	17.34.108	Variance
17.34.104	Review		

Chapter 17.35

Landscape Regulations

17.35.100	Purpose	17.35.103	Landscape Plans
17.35.101	Definitions	17.35.104	Landscape Requirements
17.35.102	Application	17.35.105	Additional Requirements

Chapter 17.40

Administration and Plan Review

17.40.101	Administrator Appointed	17.40.104	Relationship of Site Plan
17.40.102	Building Permits	17.40.105	Minor Site Plan
17.40.103	Site Plans	17.40.106	Major Site Plan

Chapter 17.50

Board Of Adjustment

17.50.101	Establishment and Membership	17.50.107	Limitations of Power
17.50.102	Meetings	17.50.108	Board Considerations
17.50.103	Appeal	17.50.109	Vote Required
17.50.104	Application Fees	17.50.110	Building Permits
17.50.105	Public Hearing	17.50.111	Relief
17.50.106	Powers		

Chapter 17.65

Floodplain Regulations

17.65.100	General Provisions and Definitions	17.65.500	Shallow Flooding (Overlay) District
17.65.200	Floodway (Overlay) District (FW)	17.65.600	Administration
17.65.300	Floodway Fringe (Overlay) District (FF)	17.65.700	Nonconforming Uses
17.65.400	General Floodplain (Overlay) District (FP)	17.65.800	Amendments

Chapter 17.70

Communication Tower Regulations

17.70.100	Purpose and General Policy	17.70.109	Application Process
17.70.101	Definitions	17.70.110	Noise and Emission Standards
17.70.102	Telecommunications Act of 1996	17.70.111	Water Towers and Parks
17.70.103	Lease and Fee	17.70.112	Abandonment
17.70.104	Limit on Terms	17.70.113	New Technologies
17.70.105	Priorities	17.70.114	Amateur Radio Exclusion
17.70.106	Placement Requirements	17.70.115	Airport Zoning
17.70.107	Placement on Private Property	17.70.116	Liability and Damage
17.70.108	Height Requirements		

Chapter 17.75

Signs

17.75.100	Purpose	17.75.110	Electronic Message Signs
17.75.101	Definitions	17.75.111	Promotional Signs
17.75.102	Permit Requirements	17.75.112	Billboard Signs
17.75.103	Exemptions	17.75.113	Incentive Signs
17.75.104	District Signage Regulations	17.75.114	Prohibited Signs
17.75.105	Freestanding Signs	17.75.115	Nonconforming Signs
17.75.106	Wall Signs	17.75.116	Liability and Enforcement
17.75.107	Projecting Signs	17.75.117	Computation of Sign Area
17.75.108	Roof Signs	17.75.118	Design Requirements
17.75.109	Canopy, Marquee and Awning Signs	17.75.119	Variance

Chapter 17.80

Subdivisions

17.80.100	General Provisions	17.80.500	Minor Subdivision Final Plat Procedures
17.80.200	Pre-Application Conference	17.80.600	Improvement Agreements
17.80.300	Major Subdivision Preliminary Plat Requirements	17.80.700	Approval, Recording and Appeal
17.80.400	Major Subdivision Final Plat Process	17.80.800	Site Design Standards