Winooski Unified Land Use & Development Regulations

Appendix C – Downtown Core Regulations

The regulations for the Downtown Core are included exactly as they existed prior to the adoption of the Unified Land Use & Development Regulations, therefore the text includes references to sections of the Zoning Ordinance, that are now relocated in the Unified Land Use & Development Regulations. This list of references is intended to establish the correct references within the Unified Land Use & Development Regulations. All references to interim regulations predating the current final Unified Land Use & Development Regulations are historic.

1. Page 1 – "Article II: Definitions" is now "Article IX Definitions"
2. Page 2 – "Article III: Establishment of Districts..." is now "Article II Zoning Districts"
3. Page 2 – "Article V, Commercial, 5.300" is now "Article II, Section 2.11"
4. Page 2 – 5 – All sections 5.300 to 5.701 exist in this Appendix only and stand on their own.
5. Page 5 – "Article VII, Overlay Districts" – all overlay districts have been eliminated so this is a moot point.
6. Page 5 – "Article VIII, Section 8.200" is now "Article VI, Section 6.5"
7. Page 5 – "Article VIII, Section 8.400: Non-Conforming Uses and Structures" is now "Article IV, Section 4.9"
8. Page 6 – Article VIII, Section 8.100: Sign Regulations" is now "Article IV, Section 4.14"
9. Page 6 – "Article IX, Performance Standards, Parking"
   a. 9.301 is "Off-Street Parking Allocation" is now Article IV, Section 4.12.C.1
   b. 9.303.b, f and g is under "Other Off-Street Parking Requirements" – frontyard setback (now Article IV, Section 4.12.E.1), location (now Article IV, Section 4.12.C.2.c) and shared use (now Article IV, Section 4.12.C.2.a)
10. Page 7 – "Article IX, Performance Standards, Off-Street Loading Requirements" is now "Article IV, Section 4.12.F"
11. Page 7 - "Article IX, Performance Standards, Section 9.1600 Buffer Areas" is now "Article IV, Section 4.7.C.2"
12. Page 7 & 8 – "Article X, Admin & Enforcement, Section 11.201" is now "Article VI, Section 6.9"

City of Winooski Planning Department
27 West Allen Street
Winooski, Vermont 05404
(802) 655-6419

CITY OF WINOOSKI
NOTICE OF PUBLIC HEARING
TO CHANGE THE PARKING REQUIREMENTS IN THE
DOWNTOWN CORE DISTRICT

NOTICE is hereby given that pursuant to 24 V.S.A. § 4415 the City Council of the City of Winooski will hold a public hearing concerning adoption of Interim Land Development Regulations. The public hearing will be held as part of the City Council meeting at the Winooski City Hall, 27 West Allen Street, Winooski, Vermont on June 6, 2011, commencing at 7 p.m.

The following information concerning the Winooski Interim Land Development Regulations proposed to be so adopted is supplied pursuant to 24 V.S.A. § 4444:

1.   Statement of Purpose: The purpose of the Interim Land Development Regulations is to amend the Minimum Off-Street Parking Schedule.

II.   Geographic Area Affected: The geographic area affected is the "Downtown Core" as defined in the "City of Winooski Interim [now permanent] Land Development Regulations for Downtown Core District and To Allow as Permitted Uses High Density Residential Uses in Part of the Central Business District Under Existing Regulations", as adopted by the City Council on January 7, 2005, and shown as the hatched area on the plan entitled "City of Winooski Interim Land Development Regulations, Building Height and Location Map" attached thereto.

III.   Place Where Full Text May Be Examined: The full text of the proposed Regulations may be examined at the City Clerk's Office, City Hall, 27 West Allen Street, Winooski, Vermont.

James C. Trzepacz
Planning Director

Burlington Free Press Legal Notice
June 4, 2011

City of Winooski Planning Department
27 West Allen Street
Winooski, Vermont 05404
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III.   Place Where Full Text May Be Examined: The full text of the proposed Regulations may be examined at the City Clerk's Office, City Hall, 27 West Allen Street, Winooski, Vermont.

James C. Trzepacz
Planning Director

June 4, 2011

TEAR SHEET REQUESTED --- BILL ABOVE ADDRESS

INTERIM LAND DEVELOPMENT REGULATIONS
TO CHANGE THE
MINIMUM OFF-STREET PARKING SCHEDULE IN THE
DOWNTOWN CORE DISTRICT

Whereas, the current Winooski Zoning Ordinance includes regulations entitled "City of Winooski Interim [now permanent] Land Development Regulations for Downtown Core District and To Allow as Permitted Uses High Density Residential Uses in Part of the Central Business District Under Existing Regulations", as adopted by the City Council on January 7, 2005; and

WHEREAS the parking requirements for the Downtown Core District are set forth in Appendix II as the "Minimum Off-Street Parking Schedule"; and

WHEREAS the City Development Review Board and Planning Commission are currently reviewing proposed amendments to the current Winooski Zoning Ordinance; and

WHEREAS the City Council finds, based upon the experience of the Woolen Mill, Keen's Crossing and other residential uses downtown, that the current requirements of the "Minimum Off-Street Parking Schedule" are not consistent with actual parking needs;

WHEREAS the City Council finds, based upon the City's maintenance of parking spaces in the Parking Garage and on the streets for public use, that it is desirable to provide flexibility regarding the required customer and client parking for uses downtown;

NOW THEREFORE, pursuant to 24 V.S.A. § 4415, following a public hearing held on the 6th day of June, 2011, the City Council hereby adopts the following Interim Land Development Regulations:

1. Appendix II, the "Minimum Off-Street Parking Schedule" is changed as attached hereto (the changes being underlined).

_____   _____

_____   _____

_____

DOWNTOWN CORE DISTRICT APPENDIX II
MINIMUM OFF-STREET PARKING SCHEDULE

	Minimum Parking Requirements
Residential: General Residential > 100 units : Elderly :Student*	1.0/bedroom 1.3/unit 1.0/per unit 0.3/per bedroom
Commercial/Retail/ Restaurant	3.2/1,000sf**
Office	3.2/1,000sf**
Hotel/B&B	1.00/rm
Theater	100/screen
Municipal	3.2/1,000sf**

ADJUSTMENTS FOR SHARED PARKING IN MUNICIPALLY CONTROLLED OR RELATED PARKING GARAGES***

Use	Minimum Parking Requirements	x Daytime/ Weekday	x Week Night	x Weekend & Holiday
Residential: General Residential: >100 units : Elderly :Student*	1.0/per bedroom 1.3 per unit 1.0/per unit 0.3/per unit	x 0.60 =	x 1.00 =	x 1.00 =
Commercial/Retail/ Restaurant	3.2/1,000sf**	x 0.75 =	x 0.50 =	x 1.00 =
Office	3.2/1,000sf**	x 0.90 =	x 0.30 =	x 0.20 =
Hotel/B&B	1.00/rm	x 0.25 =	x 1.00 =	x 0.50 =
Theater	100/screen	x 0.25 =	x 1.00 =	x 1.00 =
Municipal	3.2/1,000sf**	x 0.90 =	x 0.30 =	x 0.20 =

* Student residents in building attached to municipal parking garage only. Otherwise student housing same as general residential
** Gross Square Feet
*** The minimum parking requirements for uses which are utilizing parking spaces in a municipally controlled or related parking garage may be adjusted for shared parking using the following adjustments. Prior to issuance of a zoning permit the applicant shall provide a calculation of the parking spaces allocated in the garage for each use and time period to demonstrate sufficient parking is available on the applicant's site or in the garage for the proposed use during the requisite time periods and that the applicant has a contract with the municipality for such parking in the garage. The minimum parking requirements may be reduced for customer or client (non-employee) parking upon approval of the Zoning Administrator to utilize municipal controlled parking (street or garage) reserved for public use.

DCD INTERIM ZONING - WINOOSKI CITY COUNCIL - JUNE 6, 2011

CITY OF WINOOSKI

AMENDMENT TO
WINOOSKI ZONING ORDINANCE
AND OFFICIAL ZONING MAP
INCORPORATING THE INTERIM LAND REGULATIONS
FOR THE DOWNTOWN CORE DISTRICT
INTO THE PERMANENT ZONING REGULATIONS

The purpose of the amendment is to incorporate interim zoning regulations pertaining to the Downtown Core District into the permanent zoning regulations. The ordinance affects land currently located in the downtown Winooski redevelopment area.

The Winooski Zoning Ordinance and Official Zoning Map effective December 28, 1981, as previously amended, shall be further amended as follows:

1.   Add to ARTICLE II: DEFINITIONS, Section 2.000 GENERAL MEANING OF TERMS, NEW DEFINITIONS: "2.053 Building Height and Location Map.

2.   Add to ARTICLE III, ESTABLISHMENT OF DISTRICTS, SECTION 3.000 LIST OF DISTRICTS, A NEW DISTRICT: "Downtown Core District, DCD"

3.   Add to ARTICLE V, COMMERCIAL DISTRICT, A NEW SECTION 5.300

4.   Add to Article VII, OVERLAY DISTRICTS, SECTION 7.000 OVERLAY DISTRICTS, at the end of the section: "The requirements imposed by the Planned Unit Development Districts, Overlay and the Design Review District, DRD, shall not apply to the Downtown Core District"

5.   Add to ARTICLE VIII GENERAL PROVISIONS, SECTION 8.200 SITE PLAN, at the end of the sections: "The requirements for Site Plan review shall not apply to the Downtown Core Area District."

6.   Add to ARTICLE VIII GENERAL PROVISIONS, SECTION 8.400 NON-CONFROMING USES AND NON COMPLYING STRUCTURES, a new section 8.408:
Non-Complying Structures, Non-Conforming Uses in the Downtown Core District

7.   Add to ARTICLE VIII GENERAL PROVISIONS, SECTION 8.100, SIGN REGUALTIONS, SUBSECTION 9.1903 APPLICABILITY, a new section: "c.   When a sign is to be located in the Downtown Core District, it shall be subject to the master sign policy established under the Master Plan and the requirements of Section 8.100 shall not apply"

8.   Add to ARTICLE IX, PERFORMANCE STANDARDS, SECTION 9.300 PARKING STANDARDS, a new section: 9.304 Downtown Core District

9.   Add to ARTICLE IX, PERFORMANCE STANDARDS, SECTION 9.400 OFF STREET LOADING REQUIREMENTS, at the end: "The requirements of this Section 9.400 shall not apply to the Downtown Core Area District."

10.   Add to ARTICLE IX, PERFORMANCE STANDARDS, SECTION 9.1600 Buffer Areas, at the end: "The requirements of this Section 9.1600 shall not apply to the Downtown Core Area District."
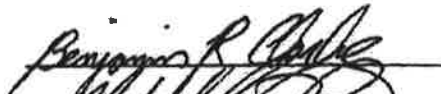
11.   Add to ARTICLE X, ADMINISTRATION AND ENFORCEMENT, a new section: Section 11.201 Zoning Permits in the Downtown Core District

11.   Add to ARTICLE X, ADMINISTRATION AND ENFORCEMENT, a new section: Section 11.201 Zoning Permits in the Downtown Core District involving Alcoholic Beverages
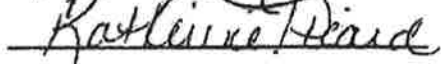
12.   Add to ARTICLE XI, APPENDIX, a new section: DOWNTOWN CORE DISTRICT.
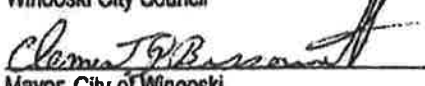

SO ORDAINED this _____7_____ day of _____February_____, 2005.

ATTEST:_____
        Pauline K. Schmoll
        Winooski City Clerk

_____

_____

_____

_____
Winooski City Council

_____
Mayor, City of Winooski

<u>CITY OF WINOOSKI</u>
<u>AMENDMENT TO</u>
<u>WINOOSKI ZONING ORDINANCE</u>
<u>AND</u>
<u>OFFICIAL ZONING MAP</u>
<u>INCORPORATING THE INTERIM LAND REGULATIONS</u>
<u>FOR THE</u>
<u>DOWNTOWN CORE DISTRICT</u>
<u>INTO THE PERMANENT ZONING REGULATIONS</u>

<u>Prepared</u> for the
<u>Winooski City Council</u>

Planning Commission Hearing, January 3, 2005
City Council Hearing, February 7, 2005

The Winooski Zoning Ordinance and Official Zoning Map effective December 28, 1981, as previously amended, is hereby further amended as follows:

1. Add to ARTICLE II: DEFINITIONS, Section 2.000 GENERAL MEANING OF TERMS, NEW DEFINITIONS:

> **"2.053** Building Height and Location Map.
>
> The Building Height and Location Map is attached to this Ordinance as Downtown Core District Appendix I. The locations of the areas designated on the Building Height and Location Map shall be determined by the distances designated on the Map; these shall be construed as distances measured from the edges of highway rights of way. If the designated distances are not applicable due to curving right of way lines or otherwise, or if the location of the Green Space Boundary shown on the Map is in question, the locations of the areas or location of the Green Space Boundary shall be determined from the scale of the official Building Height and Location Map in the Zoning Administrator's office. "

2.54   Master Plan

The Master Plan for the Winooski Falls Riverfront Downtown Project which the City created with an intent to recreate a traditional urban environment in the downtown core and riverfront of the City, with a high density mix of uses, including offices, basic retail and services and a range of housing options. The Master Plan was approved by the State of Vermont District Environmental Commission in Land Use Permit 4C1065 (Revised) July 6, 2001 and Land Use Permit 4C1065-1 (Corrected) dated November 1, 2002, and which may be further revised by the City.

2.   Add to ARTICLE III, ESTABLISHMENT OF DISTRICTS, SECTION 3.000 LIST OF DISTRICTS, A NEW DISTRICT:

"Downtown Core District, DCD"

3.   Add to ARTICLE V, COMMERCIAL DISTRICT, A NEW SECTION 5.300

5.300 Downtown Core District (DCD)

5.301 Intent

The Downtown Core District is composed of the core of the City's downtown and has been the subject of a Master Plan which has been developed by the City over many years after extensive public input and hearings. The Master Plan was approved by the Development Review Board and the City Council and by the State of Vermont District Environmental Commission under "Act 250". The Master Plan permits a range of uses within pre-approved vertical and horizontal building envelopes as shown on the Building Height and Location Map. Approval of the exterior design details must be submitted by applicant, with the City as a co-applicant, and must be approved by the District Environmental Commission under Act 250 as complying with the approved Master Plan. The regulations associated with this district are intended to protect the public health, safety and welfare and to provide for orderly physical and economic growth by allowing and encouraging high density, mixed use land development within the downtown core, while recognizing the previously approved Master Plan and the requirement that further submissions to the District Environmental Commission under Act 250 must include the City as a co-applicant.

5.302 <u>Permitted Uses</u>

.The following uses are permitted in the Downtown Core District, upon issuance of a Zoning Permit by the Zoning Administrator:

1) Accessory Uses
2) Banks without drive-in windows.
3) Child care facilities.
4) Community centers.
5) Dwellings, multi-unit.
6) Fitness centers.
7) Governmental offices.
8) Grocery stores, supermarkets, and pharmacies.
9) Hotels, motels, inns, and bed and breakfasts.
10) Job training centers.
11) Libraries, museums, art galleries, art centers.
12) Offices.
13) Outdoor parks.
14) Outdoor recreation.
15) Parking garages and outdoor parking.
16) Police stations.
17) Post offices.
18) Restaurants without drive-in windows, whose aggregate annual gross receipts from Alcoholic Beverages do not exceed forty percent (40%) of total annual restaurant, gross receipts.
19) Retail sales of goods and services, but excluding motor vehicle sales, repair, service, and washing, sales of gasoline, diesel fuel, and other petroleum products, auto body painting and repair, and building materials.
20) Schools and educational facilities.
21) Theaters and cinemas.

5.303 <u>Outdoor Use</u>. All permitted sales and servicing activities in the Downtown Core District shall be conducted inside buildings, except for customary accessory uses involving sidewalk sales of retail goods for periods of time not exceeding five (5) days per event; seasonal sales of retail goods within wholly open sided rooftop structures identified as Area "D" on the "Building Height and Location Map"; and seasonal outdoor restaurant uses.

5.400 Dimensional, High Density and Building Location Requirements

5.401 <u>Dimensional Requirements Only as Stated in 5.402- 5.700</u>. Except as set forth in Section 5.402 (Maximum Height), 5.500 Green Space Limitation, 5.600 (High Density Requirements) and Section 5.700 (Building Locations), there shall be no dimensional requirements in the Downtown Core District, including but not limited to lot size, lot frontage, lot depth, setbacks, or floor area ratios.

5.402 Maximum Height. Within the Downtown Core District, a person shall not commence any land development which would result in a building or structure exceeding the elevation or height above street grade level, as the case may be, designated on the "Building Height and Location Map" for the area where such building or structure is or will be located.

5.403 Determination of Elevation. Where elevation controls maximum height, the point shown on the "Building Height and Location Map" at the intersections of the centerlines of Main Street and East Allen Street, having an elevation of 190 feet, shall be used as the control point. If maximum elevation shown on the Map for an area exceeds the elevation at the control point, the difference shall be added to the 190-foot elevation at the control point, and a horizontal plane extended from the point so calculated shall establish maximum building or structure height for the area. If a maximum elevation shown on the Map for an area is less than the 190 foot elevation at the control point, the difference shall be subtracted from the 190 foot elevation at the control point, and a horizontal plane extended from the point so calculated shall establish maximum building or structure height for the area.

5.404 Determination of Street Grade Level. Where street grade level controls maximum building or structure height, and the street grade Level or levels fronting a building slopes, the highest grade level along the entirety of the building or structure frontage shall be used to determine the maximum building or structure height of the building.

5.405 Measurement of Maximum Height. Maximum building or structure height shall be determined by vertical measurement to the highest point of a building or structure, exclusive of the building components which are not to be included in measuring height, as listed on the Building Height and Location Map.

5.500 Green Space Limitation.

No building shall be constructed easterly of the line designated as the "Green Space Boundary" on the Building Height and Location Map, except to the extent the Master Plan is amended and such structures are consistent with such plans.

5.600 High Density Requirements

5.601 Minimum Floor Requirements: Within the Downtown Core District, except as provided in 5.602 (Parking Garages and Public Spaces), and 5.800 (Non-complying Structures) no building shall be constructed, enlarged, or used unless the construction or enlargement results in a building which contains at least three floors used for one or more uses permitted in Section 5.302, exclusive of cellars, basements, attics, and floors used for below street grade parking garages.
00002450.2

5.602 Parking Garages and Public Spaces. The requirements of 5.601 shall not apply to buildings in the areas designated on the Building Height and Location Map as "Public Spaces", or to parking garages, but such requirements shall apply to any building area constructed over and/or connected to a parking garage.

5.700 Building Locations

5.701 Building Locations: All buildings within the Downtown Core District shall be located only in Areas "A" through "H" inclusive and in the Champlain Mill Building Area as shown on the Maximum Building Height and Location Map. Buildings and improvements may be located in, on or over the streets or other public areas and parks as shown on the Maximum Building Height and Location Map, provided they do not interfere with the passage of traffic.

4.   Add to Article VII, OVERLAY DISTRICTS, SECTION 7.000 OVERLAY DISTRICTS, at the end of the section:

"The requirements imposed by the Planned Unit Development Districts, Overlay and the Design Review District, DRD, shall not apply to the Downtown Core District"

5.   Add to ARTICLE VIII GENERAL PROVISIONS, SECTION 8.200 SITE PLAN, at the end of the sections:

"The requirements for Site Plan review shall not apply to the Downtown Core Area District."

6.   Add to ARTICLE VIII GENERAL PROVISIONS, SECTION 8.400 NON-CONFROMING USES AND NON COMPLYING STRUCTURES, a new section 8.408:

8.408 Non-Complying Structures, Non-Conforming Uses in the Downtown Core District

Within the Downtown Core District, a non-complying structure or a non-conforming use shall not be enlarged or extended nor all or any part of a non-complying structure replaced if voluntarily demolished, unless the resulting building complies with the minimum floor requirements of 5.601.

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7.   Add to **ARTICLE VIII GENERAL PROVISIONS, SECTION 8.100, SIGN REGUALTIONS, SUBSECTION 9.1903 APPLICABILITY**, a new section:

> "c.   When a sign is to be located in the Downtown Core District, it shall be subject to the master sign policy established under the Master Plan and the requirements of Section 8.100 shall not apply"

8. Add to ARTICLE IX, PERFORMANCE STANDARDS, SECTION 9.300 PARKING STANDARDS, a new section:

9.304 Downtown Core District

In the Downtown Core District, Sections 9.301, 9.303 b, f and g shall not be applicable provided the following conditions are met:

a.   Minimum Off-Street Parking Requirements.

The required quantity of parking for a proposed use shall be provided in accordance with the Minimum Off-Street Parking Schedule, Downtown Core District Appendix II to these regulations.

b.   Location of Parking.

All parking spaces for uses in the Downtown Core District shall be located within the Downtown Core District, and shall either be located on the land where the use is occurring or the parking spaces shall be in a municipally owned or controlled parking facility, in which event, the applicant shall provide a written contract with the municipality which guarantees the continuous use of the required parking spaces for the particular uses(s) for the reasonable expected duration of the use(s).

c.   Changes or Expansion of Use.

In the Downtown Core District, whenever there is an alteration or conversion of a building or a change or expansion of a use of a building, which increases the parking requirements, the total additional parking requirements for the alteration, conversion, change, or expansion shall be provided in accordance with the Minimum Off-Street Parking Schedule, Downtown Core District Appendix II to these regulations.

00002450.2

a. Non-Complying Structures.

Any building in the Downtown Core District which is a non-complying structure as to off-street parking requirements shall not be subject to the requirements of this Section 9.304 so long as the kind or extent of use is not changed, and provided further that the number of parking spaces legally required to serve at the time such uses were approved shall not in the future be reduced.

9.   Add to ARTICLE IX, PERFORMANCE STANDARDS, SECTION 9.400 OFF STREET LOADING REQUIREMENTS, at the end:

"The requirements of this Section 9.400 shall not apply to the Downtown Core Area District."

10.   Add to ARTICLE IX, PERFORMANCE STANDARDS, SECTION 9.1600 Buffer Areas, at the end:

"The requirements of this Section 9.1600 shall not apply to the Downtown Core Area District."

11.   Add to ARTICLE X, ADMINISTRATION AND ENFORCEMENT, a new section:

Section 11.201   Zoning Permits in the Downtown Core District

An application for a zoning permit for land development in the Downtown Core District shall contain the following:

1.   Plans and specifications for any proposed improvements to be made;
2.   A narrative description of the proposed uses;
3.   A certification of a registered architect or surveyor that the proposed improvements comply with the requirements of the Building Height and Location Map;
4.   A narrative description of how the proposed uses and improvements comply with the Master Plan and with the applicable provisions of these regulations;
5.   A copy of the approval by the State of Vermont District Environmental Commission of the improvements;
6.   A certification, along with any required contracts, showing compliance with the parking requirements of Section 9.304;

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-7-

Upon a determination that the proposed land development within the Downtown Core District meet the requirements of these regulations, the Zoning Administrator shall issue a zoning permit. No other permit, except a building permit, shall be required for land development in the Downtown Core District. Specifically, a proposed improvement, building or use in the Downtown Core District shall not require site plan, design review, or planned unit development approval under these regulations and no approval shall be required under the City of Winooski Subdivision Ordinance.

12.   Add to ARTICLE X, ADMINISTRATION AND ENFORCEMENT, a new section:

Section 11.201   Zoning Permits in the Downtown Core District involving Alcoholic Beverages

Any zoning permit issued and any certificate of occupancy issued under this Article X, for a use which includes the sale of "alcohol beverages" in the Downtown Core District, shall contain a condition requiring the certifications set forth below. In the event such condition is not so included or otherwise not a part of the permit or certificate of occupancy, such certification requirement shall apply in any event.

Annually, not later than April, the owner of restaurant business authorized under 5.302(18) shall file with the Zoning Administrator a certification by an independent certified public accounting firm that the aggregate gross receipts at the restaurant from Alcoholic Beverages did not exceed forty percent (40%) of total annual gross receipts at such restaurant during such person's period of ownership in the calendar year just ended. For purposes of this section:

"Alcoholic Beverages" means malt and vinous beverages and spirituous liquors sold pursuant to first and third class licenses issued under 7 V.S.A. Ch. 9.

"Annual" receipts means receipts from sales in a calendar year.

12.   ADD TO ARTICLE XI, APPENDIX, a new section:

11.600   DOWNTOWN CORE DISTRICT:

11.601   The boundaries of Downtown Core District are as follows:

    (a)   Northerly Line: the centerline of East Allen Street

    (b)   Easterly Line: a lined created by the following

00002450.2

- from the center line of the Winooski River follow the line marked" Green Space Boundary" as shown on the Building Height and Location Map generally northerly to the point where the line turns almost ninety degrees easterly; then -turn westerly and connect the point to the most easterly point of Parcel "G" as shown on the Building Height and Location Map;

-then turn northerly and follow the easterly edge of Parcel "G" and then an extension of such line to the center line of East Allen Street;

(c)   Westerly Line: the centerline of Main Street between the centerline of East Allen Street and the centerline of the Winooski River.

(d)   Southerly Line: The centerline of the Winooski River between
the District's easterly and westerly lines above described.

The Downtown Core District is generally shown on the Building Height and Location Map which is attached as Downtown Core District Appendix 1.

11.602:   The Downtown Core District boundaries shall supersede any inconsistent boundaries of districts shown in the Section 11.000 Official Zoning Map, Section 11.100 Official PUD Overlay Zoning Map and Section 11.200 Official DRD Overlay Zoning Map.

11.603:   Section 11.400 Table of Dimensional Requirements is amended to add at the end:

"Except as set forth in Section 5.402 (Maximum Height), 5.500 Green Space Limitation, 5.600 (High Density Requirements) and Section 5.700 (Building Locations), there shall be no dimensional requirements in the Downtown Core District, including but not limited to lot size, lot frontage, lot depth, setbacks, or floor area ratios."

11.604:   Section 11.500 Design Review District Signs, Dimensional Requirements shall be inapplicable to the Downtown Core District.

11.605.   Minimum Off-Street Parking Requirements

The required quantity of parking for a proposed use shall be provided in accordance with the Minimum Off-Street Parking Schedule, Downtown Core District Appendix II.

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DOWNTOWN CORE DISTRICT APPENDIX II
MINIMUM OFF-STREET PARKING SCHEDULE

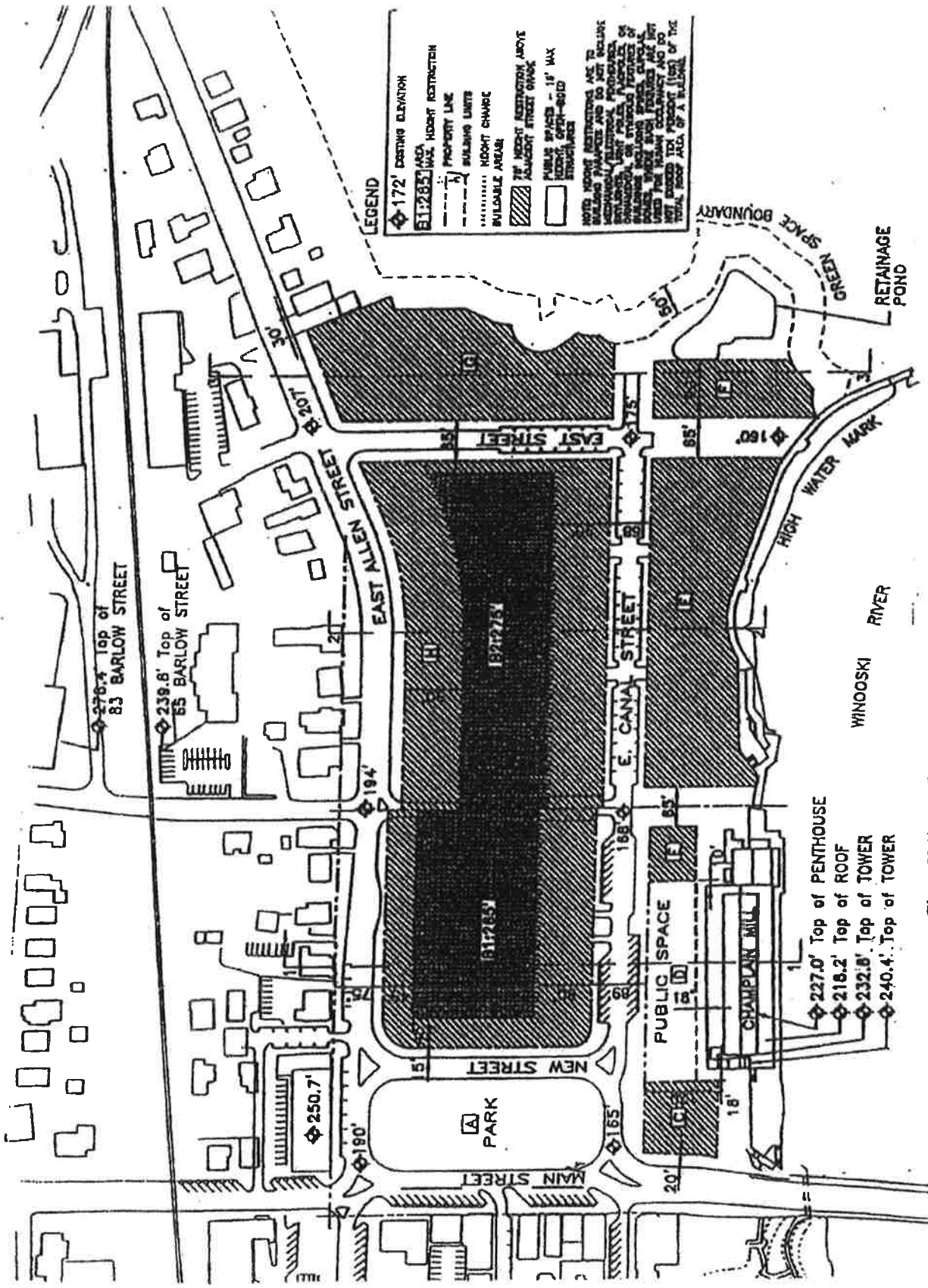|	Minimum Parking Requirements
Residential: General : Elderly :Student*	1.0/per bedroom 1.0/per unit 0.3/per bedroom
Commercial/Retail/ Restaurant	3.2/1,000sf**
Office	3.2/1,000sf**
Hotel/B&B	1.00/rm
Theater	100/screen
Municipal	3.2/1,000sf**

ADJUSTMENTS FOR SHARED PARKING IN MUNICIPALLY CONTROLLED OR RELATED PARKING GARAGES***

Use	Minimum Parking Requirements	x Daytime/ Weekday	x Week Night	x Weekend & Holiday
Residential: General : Elderly :Student*	1.0/per bedroom 1.0/per unit 0.3/per unit	x 0.60 =	x 1.00 =	x 1.00 =
Commercial/Retail/ Restaurant	3.2/1,000sf**	x 0.75 =	x 0.50 =	x 1.00 =
Office	3.2/1,000sf**	x 0.90 =	x 0.30 =	x 0.20 =
Hotel/B&B	1.00/rm	x 0.25 =	x 1.00 =	x 0.50 =
Theater	100/screen	x 0.25 =	x 1.00 =	x 1.00 =
Municipal	3.2/1,000sf**	x 0.90 =	x 0.30 =	x 0.20 =

* Student residents in building attached to municipal parking garage only. Otherwise student housing same as general residential

** Gross Square Feet

*** The minimum parking requirements for uses which are utilizing parking spaces in a municipally controlled or related parking garage may be adjusted for shared parking using the following adjustments. Prior to issuance of a zoning permit the applicant shall provide a calculation of the parking spaces allocated in the garage for each use and time period to demonstrate sufficient parking is available in the garage for the proposed use during the requisite time periods and that the applicant has a contract with the municipality for such parking.

00002450.2

City of Winooski, Vermont - Downtown Core District
BUILDING HEIGHT AND LOCATION MAP