



City of Winooski, Vermont Unified Land Use & Development Regulations

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Effective: June 28, 2021

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.

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