

COMPARISON OF DIMENSIONAL STANDARDS
PROPOSED FOR MILTON’S DOWNTOWN BUSINESS DISTRICT

The following zoning changes are being proposed to promote development of an identifiable downtown in Milton with inviting streetscapes and storefronts where people can walk and gather:

	STANDARD	ADOPTED	PROPOSED	COMMENTS
(1)	Minimum lot size	5,000 sf	4,500 sf	Minor reduction in lot size to better align with changes to lot frontage.
(2)	Minimum lot frontage	0 ft	30 ft	Do not want to continue allowing the creation of new lots without road frontage that can have problems with inadequate access in the future. Pre-existing lots without the minimum 30 feet of road frontage will be able to be used and developed the same as lots with frontage.
(3)	Maximum lot coverage	80 %	80 %	No change proposed.
(4)	Minimum front setback	0 ft	10 ft for principal buildings 20 ft behind the principal building frontline for accessory buildings	Increase in minimum setback will allow for creation of greenspace and other pedestrian amenities along lot frontages. Any accessory buildings will have to be located further back than the principal building on the lot.
	Build-to-line		20 ft	The build-to-line is similar to a maximum front setback. It works with the building coverage standard (11, below) to establish a building pattern that is typical of downtowns - a consistent placement of buildings, which are either attached or with narrow spaces in between, close to the sidewalk.
(5)	Minimum side setback	0 ft	10 ft for detached buildings 0 ft for attached buildings	Continue to allow for attached buildings, but if buildings are going to be detached the minimum setback would be increased. This ensures space to access all sides of a building for fire fighting and emergency response.
(6)	Minimum rear setback	0 ft	10 ft	Setback would increase to ensure access to all sides of a building for fire fighting and emergency response, and to avoid excessive shading and overlook of the abutting property.
(7)	Maximum residential density		1 du / 3,000 sf of lot area	Adopted regulations lack clarity with regard to allowable density. The proposed standards are consistent with the densities found in Vermont downtowns.
	Maximum floor area ratio		4.0	On a 24,000 sf lot, there could be a maximum of 8 units multi-family housing on the upper floors of a building. On a 10,000 sf lot, the gross floor area of the building(s), which is the sum of the floor area of each story, could be a maximum of 40,000 sf.

	STANDARD	ADOPTED	PROPOSED	COMMENTS
(8)	Maximum building coverage Maximum building footprint	40 %	6,000 sf for principal buildings 4,000 sf and less than the principal building footprint for accessory buildings	Adopted regulations use building coverage to regulate the maximum size of buildings allowed - the bigger the lot, the bigger the building can potentially be. This would be replaced with a maximum building footprint that is consistent with the typical footprint of buildings found in Vermont downtowns. There would be provisions elsewhere in the zoning that would allow for additions to existing, larger buildings.
(9)	Minimum building height Maximum building height	70 ft and 5 stories	2 stories 40 ft within 40 ft of front lot line or district boundary 50 ft beyond 40 ft of front lot line or district boundary 35 ft and less than the principal building height for accessory buildings	Reduction in maximum building height. The adopted standard is more similar to what is allowed in downtown Burlington, and if buildings were built to that maximum height they would be out of scale for Milton. The proposed standards will generally allow for 3 to 4 story buildings. Maximum height would be reduced for the buildings at the edge of the DB1 district to transition to the adjoining residential neighborhoods and lower density commercial areas. Accessory buildings would have to be shorter than the principal building on the lot.
(10)	Minimum ground floor height Maximum ground floor height Minimum upper floor height Maximum upper floor height		12 ft for principal buildings 18 ft for principal buildings 9 ft for principal buildings 14 ft for principal buildings	Setting minimum and maximum floor heights helps establish the regular building pattern that is characteristic of downtown areas and promotes well-designed, quality buildings.
(11)	Minimum building coverage		60 % of build-to-line except as specified below 30 % of build-to-line on secondary street (for corner buildings) 100 % of build-to-line within 50 ft of a street intersection (for corner buildings)	The maximum building coverage works the the build-to-line requirement (4, above) to establish the regular building pattern that is characteristic of downtown areas. In a downtown, the buildings occupy most of the lot width and are either attached or have narrow setbacks between them. This standard ensures that will be the pattern that emerges over time in Milton's DB1 district. Setting buildings close to the corner at street intersections is also a defining characteristics of the downtown building pattern.