

Chapter 32

Business Park Zoning District

This chapter establishes the Business Park Zoning District (BPZD) and the standards that are specifically applicable within it.

32.1 Boundaries – Purpose – Permitted Uses

32.1.1 *What are the boundaries of the BPZD?* This zoning district is shown on the official zoning map that accompanies this bylaw.

32.1.2 *What is the purpose of the BPZD?* This zoning district includes Blair Park and adjoining lots that are used primarily for office buildings, senior housing, and the Vermont Technical College. The area is almost built-out as a conventional office park where relatively large buildings are surrounded by surface parking and landscaped grounds. The standards adopted here provide for that pattern to continue, but include three important changes from the previous zoning.

32.1.2.1 Relationship to the Street. New buildings in the BPZD will be required to have a direct relationship to the street as well as to their own parking lots, resulting in somewhat more pedestrian-oriented development.

32.1.2.2 Vermont Technical College. Vermont Technical College's Williston campus has replaced some retail and office uses. A technical college can involve a considerable diversity of principal and accessory uses, all of which are now explicitly permitted.

32.1.2.3 Retailing. The previous zoning permitted a wide range of retail uses in the BPZD. There are currently only four retail stores, however, and the *Town Plan* suggests that retailing should be concentrated to the south, in the Taft Corners and Mixed Use Commercial zoning districts. Table 32-A still permits a wide range of retail uses, but retailing will now be confined to lots with frontage on Route 2. Retail in other parts of this district can only be permitted as an accessory use as described in WDB 17.2.

32.1.2.4 Restaurants. Standalone restaurants are not permitted in the BPZD. Accessory food services as described in WDB 17.3 are allowed, however.

32.1.3 *What uses are permitted in the BPZD?* The permitted uses are listed in Table 32-A.

32.1.4 *Are accessory uses and structures permitted?* Customary accessory uses and structures are permitted in all zoning districts, as provided by Chapter 17 of this bylaw.

32.2 Permits. Permit requirements are explained in Chapters 4-6. With the minor exceptions noted there, all development in this zoning district will require a discretionary permit before an administrative permit can be approved.

32.3 Dimensional Standards

32.3.1 *Is there a maximum building height in the BPZD?* The maximum building height in this zoning district is 36 feet, except where the incentives of WDB 32.7 apply.

32.3.2 *Must development in the BPZD be set back from property lines?* Setbacks from rear and side property lines in this zoning district are controlled by the landscaped buffer requirements of Chapter 23.

32.3.3 *Must development in the BPZD be set back from roads?* The minimum setback from any road in this zoning district is 25 feet.

32.3.4 *What use may be made of the required setbacks?* The setbacks must be landscaped as a Type I, III, or IV buffer in compliance with Chapter 23 of this bylaw. Access drives, roads, pedestrian ways, underground utility lines, and where they are permitted, overhead utility lines may cross required setbacks. Pedestrian ways may also run parallel to and within a required setback. Access drives and roads, and parking and loading areas may not be placed within the required setbacks.

32.4 Density Standards. See Chapter 19 for an explanation of how density is calculated and a summary of the density standards of this bylaw.

32.4.1 *What density of residential development is permitted in the BPZD?* The average density of residential development, including mixed use development, permitted in this zoning district is a minimum of 5.0 DU/A, a net of 7.5 DU/A, and a maximum of 15 DU/A with a transfer of development rights or the provision of affordable housing.

32.4.2 *What density of nonresidential development is permitted in the BPZD?* See WDB 19.3 for an explanation of how the standards of this bylaw regulate nonresidential densities.

32.5 General Standards Development in this zoning district must, unless specifically exempted, comply with all standards established in Chapters 13-29 of this bylaw.

32.6 Specific Standards. Specific standards for development in the BPZD are presented in WDB 32.4 and 5.

32.6.1 *Is there an incentive for performance?* Yes. The height limit will be increased from 36 to 52 feet where perpetually affordable housing and/or structured parking are provided. To qualify, the development must create more than three (3) dwelling units, of which 30% or greater are perpetually affordable, and/or provide 30% or greater of its parking requirement in a structure, resulting in a commensurate reduction in surface parking and loading areas.

32.6.2 *Are there any limits on the use of the incentive offered by 32.6.1?* Yes. It is not the intent of the building height incentive to permit the construction of four or five story buildings with flat roofs. This incentive is intended to make it possible to build three or, depending on the grade of the site, four story buildings that have diverse, attractive rooflines.

32.7 Outdoor Sales and Storage

32.7.1 *Are outdoor sales permitted in the BPZD?* No.

32.7.2 *Is outdoor storage permitted in the BPZD?* No. An exception for the temporary storage of construction equipment and materials is provided in Chapter 17 of this bylaw.

32.8 Pedestrian-Orientation

32.8.1 Must sidewalks be provided in the BPZD? Where they do not exist, yes. See WDB 15.2.4.

32.8.2 What else is required to make the BPZD more pedestrian-friendly? Buildings must invite pedestrians in, rather than being isolated from the street and sidewalk.

32.8.2.1 Pedestrian Connections. There must be a direct pedestrian connection between the principal building entrance/s and the sidewalk/s or path/s along the adjoining street/s. This is in contrast to the current situation in which the connection from the parking area is the principal connection.

32.8.2 Building Line to Street. New buildings must come to the setback from the street. This means that parking must move to the side and/or rear of the building, and/or be provided in a structure. An exception of up to 30% of a building's frontage may be made for an entry plaza or courtyard. The DRB may also permit an exception for accessible parking.

Table 32.A – Business Park Zoning District	NAICS	Notes
Uses that are not specifically listed in this table are prohibited. Listed uses are permitted only in compliance with all applicable requirements of this bylaw and with the purpose statement for this zoning district.		
Residential (multi-family dwellings)		At an average density of 5 DU/A.
Retail Trade but excluding NAICS 447 – Gasoline Stations	44-45	New retail uses are permitted only on lots fronting on Route 2.
Information	51	Excluding NAICS 51213, Motion Picture Theatres, which are confined to the TCZD.
Finance and Insurance	52	
Real Estate	531	
Professional, Scientific, & Technical Services, excluding 54194. Veterinary Services as per the note	54	Excluding vet services for large animals.
Management of Companies & Enterprises	55	
Administrative & Support Services but excluding 5617, Services to Buildings	561	
Educational Services	61	See WDB 32.1.2.2.
Health Care & Social Services	62	
Fitness Centers	71394	
Accommodations (Lodging)	721	
Personal Care Services	8121	
Religious, Grantmaking, Civic, Professional, and Similar Organizations	813	
Public Administration	92	Public parks are permitted in all zoning districts.