

South Burlington

Wastewater Ordinance

2020 SOUTH BURLINGTON LAND TRUST PROPOSAL AND COUNCIL OPTIONS

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southburlington
PLANNING & ZONING

Roles of a Wastewater Ordinance

Administrative Role:

- Prohibits untreated discharge in the community
- Procedures for allocation of wastewater capacity to a user
- Standards for design and sizing of infrastructure
- Fee structure for allocation and connection

Operational Role:

- Standards and prohibited types of discharges

Policy Role:

May establish requirements related to location, amount, use, or phasing of allocation

Current South Burlington Ordinance Policies

Ordinance Regulating the Use of Public and Private Sanitary Sewerage and Stormwater Systems, most recently amended October 5, 2015

Administrative:

- **Requires buildings to connect to the public system wherever the system exists** along adjacent streets unless exempted by the City Council
- **Allows buildings not served by the public system to install a private system** through City Manager approval
- Establishes procedures for allocation of wastewater capacity: preliminary and final allocation
- Establish design standards for building connections to the City system
- Establishes a fee and fine structure

Operational Role:

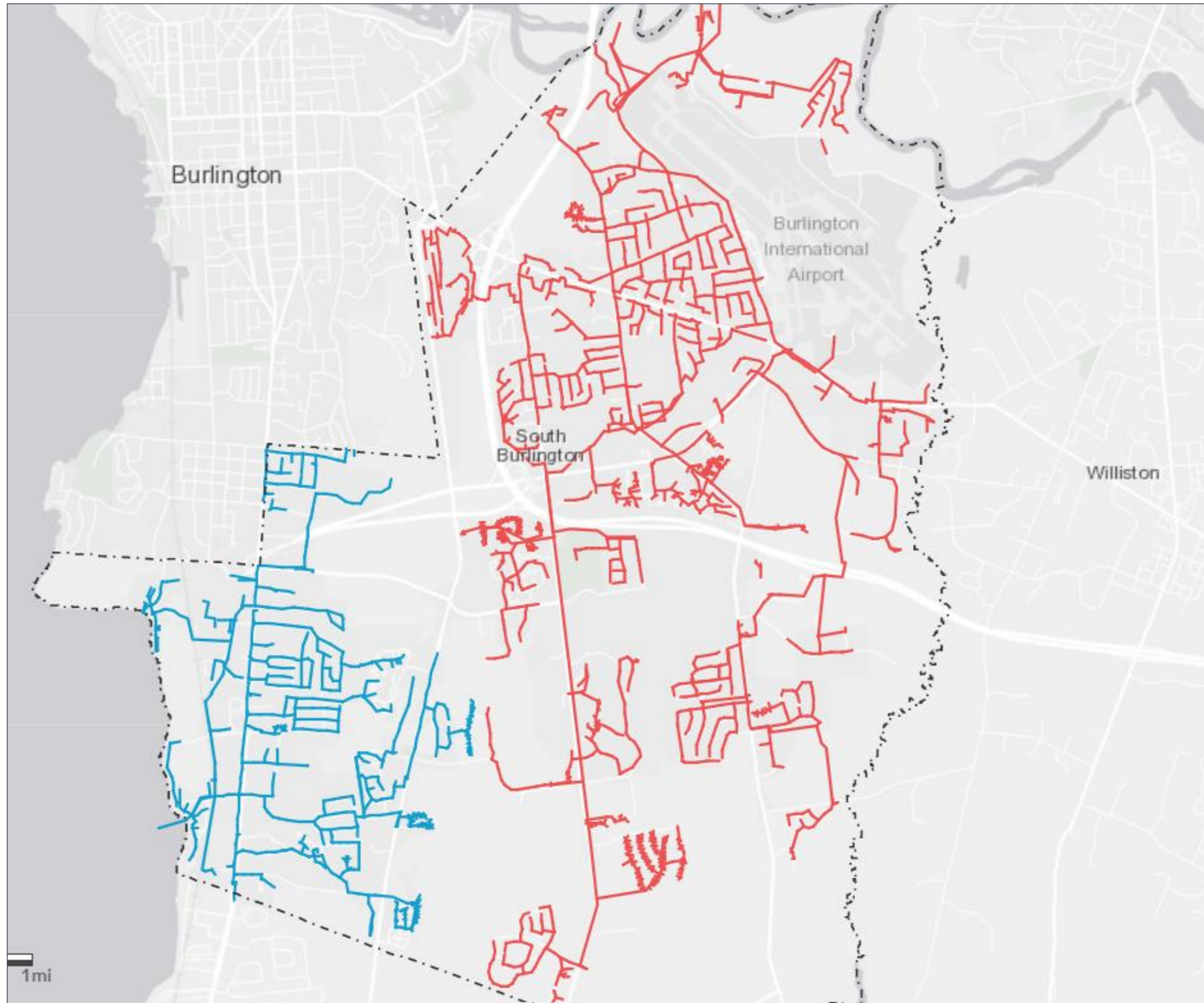
- Includes standards and prohibited types of discharges

Policy Roles:

- **City Center Reserve:** allocates 150,000 gallons per day exclusively for the City Center area of the City (increased from 50,000 gpd in 2015)
- **Sewer Service Area:** *That area of the City that is within 200 feet horizontally from existing municipal collection lines and manholes, excluding the City Center Sewer Service Area, as shown on the Sewer Service Area Map, dated January 3, 2001, located in Map 5, Public Utilities #2, of the South Burlington Comprehensive Plan*

CURRENT SEWER INFRASTRUCTURE

*CLICK ON MAP
TO OPEN & VIEW
AS INTERACTIVE
VIEWER*



Possible Areas of Policy

	Type	Purposes	Requirements for Use
A	Approval Expiration	Caps the length of time an allocation can be reserved by an entity without using it	Ordinance Purpose Statement
B	Reserved Capacity Allocation	Sets a certain amount of future capacity that can only be used within a specified area	Comprehensive Plan must identify priority areas for development
C	Service Area / Location of Development	Sets a limit on the area where the public sewer system can be used or extended to	Must align with Comprehensive Plan and Land Development Regulations
D	Rate of New Allocation	Sets a maximum amount of new allocation that can be granted within a specified time period	Must demonstrate need and/or purpose to control rate of allocation
E	Type of New Use / Development	Caps the proportion of new allocation that can be applied to specific uses, such as residential, commercial, or industrial	Comprehensive Plan must identify priorities and the objectives for each type of development
F	Priority Location of Allocation/Development	Requires that a min/max percentage of all allocation with a time period must be in certain areas	Comprehensive Plan must identify priority areas for development

Current Ordinance; SBLT Proposal

	Type	Current SB Ordinance	SBLT Proposal
A	Approval Expiration	<ul style="list-style-type: none"> Not Guaranteed with Prelim WW Final (paid) valid for 10 years 	<ul style="list-style-type: none"> Preliminary valid for 1 year Final valid for 3 years
B	Reserved Capacity Allocation	<ul style="list-style-type: none"> 150,000 gallons per day for City Center as of 2015 	<i>See below</i>
C	Service Area / Location of Development	<ul style="list-style-type: none"> Required connection for all areas adjacent to existing sewer 	<ul style="list-style-type: none"> Excludes Southeast Quadrant, Institutional and Agriculture and Industrial-Open Space Zoning Districts, [and Commercial 1- Airport]
D	Rate of New Allocation		<ul style="list-style-type: none"> Capacity Allocation Plan in 5-year increments Max amt in 5 yrs is total capacity in plant, minus allocated and 20%, divided by projected plant “lifespan”
E	Type of New Use / Development		<ul style="list-style-type: none"> 70% Res; 30% Non-Res within each Capacity Allocation Plan May reserve for uses identified in Comp Plan, eg Affordable Housing
F	Priority Location of Allocation/Development		<ul style="list-style-type: none"> Council sets allocation to City Center & Transit Overlay District within each 5-year Capacity Allocation Plan

Current Ordinance; SBLT Proposal

	Type	SBLT Proposal	Preliminary Notes
A	Approval Expiration	<ul style="list-style-type: none"> • Preliminary valid for 1 year • Final valid for 3 years 	If final plat is recorded in a timely manner, subdivision does not expire; allocation can be limited but must be balanced with market and construction time
B	Reserved Cap. Allocation	<i>See below</i>	
C	Service Area / Location of Development	<ul style="list-style-type: none"> • Excludes Southeast Quadrant, Commercial 1-Airport, Institutional and Agriculture and Industrial/Open Space Zoning Districts 	Proposal not consistent with current Comp. Plan Future Land Use Map or LDRs where compact development is planned/permitted
D	Rate of New Allocation	<ul style="list-style-type: none"> • Capacity Allocation Plan in 5-year increments • Max amount in 5 years is total capacity in plant, minus allocated and 20%, divided by projected plant “lifespan” 	Evaluation of capacity, lifespan, and demonstrated need required
E	Type of New Use / Development	<ul style="list-style-type: none"> • 70% Res; 30% Non-Res within each Capacity Allocation Plan • May reserve for uses identified in Comp Plan, e.g., Affordable Housing 	Proportions not specifically enumerated in Comprehensive Plan
F	Priority Location of Allocation/Development	<ul style="list-style-type: none"> • Council sets allocation to City Center & Transit Overlay District within each 5-year Capacity Allocation Plan 	City Center & major corridors are identified as location for majority of future development in current Comprehensive Plan; prioritization should be assessed