

District Dimensions Comparison – 7/16/20

	Current Zoning					Proposed by RPC		
	A-Comm	B-Indus	C-ResComm	D-RurRes	E-AgFor	VillMixUse	MedDenVillRes	VillRes
Min Lot Size¹	1 acre	1 acre	1 acre	3 acres	7 acres	½ acre 4 units/acre if PUD w/ mun or shared infrastructure	½ acre 4 units/acre if PUD w/ mun or shared infrastructure	1 acre standard 25% DU density bonus for PUD (50% if affordable)
Min Road Frontage^{2,3}	150 ft	150 ft	150 ft	250 ft	350 ft	50 ft for ½ acre or less 100 ft for over ½ acre no min frontage for PUD	50 ft for ½ acre or less 100 ft for over ½ acre no min frontage for PUD	100 ft no min frontage for PUD
Max lot coverage (max impervious)⁴	n/a	n/a	n/a	n/a	n/a	60% no maximum impervious coverage for PRD/PUD	60% no maximum impervious coverage for PRD/PUD	60% no maximum impervious coverage for PRD/PUD
<i>Alternative for max lot coverage</i>						Lots up to ¼ acre – 80% impervious Lots ¼ to ½ acre – 70% impervious Lots ½ to 1 acre – 60% impervious Lots above 1 acre – 45% impervious no maximum impervious coverage for PRD/PUD	Multi-family or non-residential uses – 40% impervious no maximum impervious coverage for PRD/PUD	n/a

¹ State approval for wastewater systems will limit the ability to build on less than one acre. Individual homes on smaller lots may require alternative wastewater technologies. Density bonus for PRDs and PUDs is intended to encourage developers to install shared infrastructure.

² VTrans reviews proposed subdivisions on state highways before town subdivision review. State generally wants to limit access points and may require shared access. This may affect road frontage requirements.

³ Brandy proposed road frontages of 60 ft for MU4 (1/2 acre Lower Village), 90 ft for MU2 (1/2 acre Upper Village), 90 ft for R2 (1/2 acre Village Res), 300 ft for BUS2 (2 acre), 300 ft for BUS3 (3 acre), 150 ft for RL2 (2 acre), 180 ft for RL3 (3 acre), 120 ft for RL10 (1 acre w/density zoning) and 450 feet for RL10 (10 acres)

⁴ Brandy proposed maximum lot coverages (total amount of impervious surface as a % of total lot area) of 80% for MU4, 70% for MU2, 60% for R2, 60% for first 2 acres and 10% for excess of 2 acres for BUS2 and BUS3, 30% for first 2 acres and 10% for excess of 2 acres for RL2, 20% for first 2 acres and 5% for excess of 2 acres for RL3, and 10% for first 2 acres and 2% for excess of 2 acres for RL10.