

## District Dimensions Comparison

*This page was discussed 7/16/2020*

	Current Zoning					Proposed by RPC		
	A-Comm	B-Indus	C-ResComm	D-RurRes	E-AgFor	VillMixUse	MedDenVillRes	VillRes
<b>Min Lot Size<sup>1</sup></b>	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)
<b>Min Road Frontage<sup>2,3</sup></b>	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

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> 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)

*This page was discussed 8/6 and 8/20/20.*

	Current Zoning					Proposed by RPC		
	A-Comm	B-Indus	C-ResComm	D-RurRes	E-AgFor	VillMixUse	MedDenVillRes	VillRes
<b>Max lot coverage (max impervious)<sup>4,5</sup></b>	none	none	none	none	none	60% no maximum impervious coverage for PRD/PUD	60% no maximum impervious coverage for PRD/PUD	60% no maximum impervious coverage for PRD/PUD
<b>Alternative for max lot coverage</b>						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

<sup>4</sup> 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.

<sup>5</sup> For comparison: Calais Village District has max lot coverage of 65% (no minimum lot size). Middlesex Village District has no max lot coverage.

	Current Zoning					Proposed by RPC		
	A-Comm	B-Indus	C-ResComm	D-RurRes	E-AgFor	VillMixUse	MedDenVillRes	VillRes
<b>Min Front Setback</b> <sup>6,7,8</sup>	75 ft	50 ft	50 ft	75 ft	75 ft	40 ft (or 15 ft from ROW, if greater)	40 ft (or 15 ft from ROW, if greater)	40 ft (or 15 ft from ROW, if greater)
<b>Max Front Setback</b> <sup>9,10</sup>	none	none	none	none	none	60 ft (or 35 ft from ROW, if greater) no maximum setback for PUD	60 ft (or 35 ft from ROW, if greater) no maximum setback for PUD	none
<b>Min Side Setback</b> <sup>11,12</sup>	25 ft	25 ft	25 ft	50 ft	50 ft	10 ft no minimum setback for PRD/PUD	10 ft (15 ft?) no minimum setback for PRD/PUD	15 ft (25 ft?) no minimum setback for PRD/PUD
<b>Min Rear Setback</b> <sup>11,12</sup>	25 ft	25 ft	25 ft	50 ft	50 ft	10 ft no minimum setback for PRD/PUD	10 ft (30 ft?) no minimum setback for PRD/PUD	30 ft (40 ft?) no minimum setback for PRD/PUD
<b>Max Height</b>	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft

<sup>6</sup> Front setback is measured from road centerline. Road ROW varies, but is generally 25 ft from centerline. **Current zoning requires minimum setback or 15 ft setback from state ROW, whichever is greater.** In practice, this means a minimum 40 ft front setback (or more if ROW is wider). This allows for 2 lanes, shoulders and sidewalks.

<sup>7</sup> Brandy proposed measuring setback from ROW instead of centerline. Min front setbacks proposed were: 8 ft for MU4, 12 ft for MU2, 16 ft for R2, 20 ft for BUS2, 20 ft for BUS3, 40 ft for RL2, 40 ft for RL3, 40 ft for RL10. Add 25 feet to get equivalent values measuring from centerline.

<sup>8</sup> For comparison: Middlesex Village District has minimum front setback of 35 ft, with no maximum front setback. Calais Village District has minimum front setback of 40 ft, with no maximum front setback.

<sup>9</sup> Having a maximum front setback helps ensure that buildings are a similar distance from the street and towards the front of the property, creating a village “feel.” If natural constraints make this impossible, can use setback waivers (Sec. 3.14) or variance (Sec. 7.6).

<sup>10</sup> Brandy proposed maximum front setbacks of 20 ft for MU4, 20 ft for MU2, and no maximums for any other districts.

<sup>11</sup> Brandy proposed 8 foot side setback and 12 foot rear setback for MU4, 12 foot side setback and 12 foot rear setback for MU2, and 12 foot side setback and 20 foot rear setback for RES2.

<sup>12</sup> For comparison: Middlesex Village District has minimum side and rear setbacks of 10 ft. Calais Village District has minimum side and rear setbacks of 10 ft.