

Traditional Vermont Neighborhood
Case Study: Vergennes, Vermont
Summary of Block Four:
Area Around Sunset Street

MAPS OF BLOCK FOUR

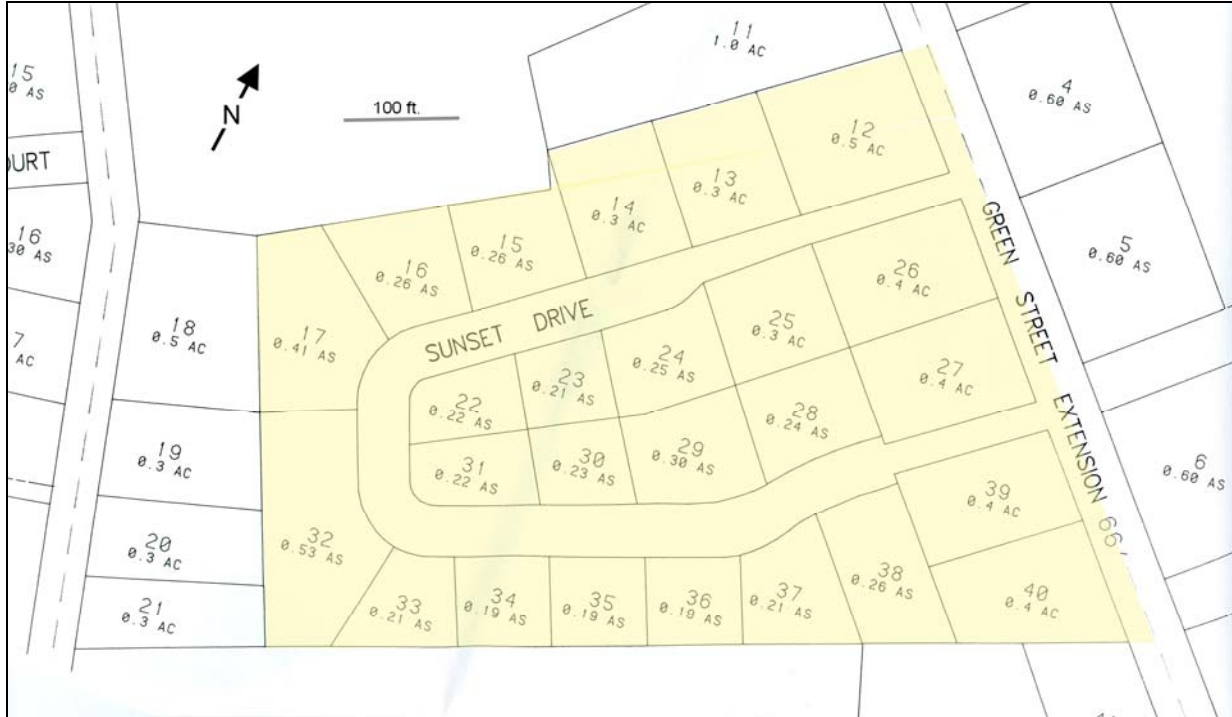
No Sanborn map as this is a development that was built in the 1960's

Ortho Maps



Plat Map (Tax Map)

Area studied is highlighted in yellow



DIMENSIONAL STANDARDS OF BLOCK FOUR

Land use: 25 single family homes.

Units per Acre	Lot size	Lot depth	Lot width at street	Building coverage	Total living area of houses
Gross density: 2.7	Av: 0.31 ac (13,300 sq. ft.)	Av: 118 ft.	Av: 101 ft.	Median: 13%	Av: 1,221 sq. ft.
Net density: 3.3	Range: 0.19 – 0.53 ac (~ 8,000 – 23,000 sq. ft.)	Range: 84 – 165 ft.	Range: 70 – 135 ft.	Range: 8 – 22%	Range: 864 – 2,436 sq. ft.

*Gross density is based on the number of units divided by the size of the block, including the street. Net density is based on the number of units divided by the lot sizes in the town records. Lot size and building coverage are also based on lot sizes from the town records.

PHOTOS OF BLOCK FOUR

While this neighborhood, built in the 1960's has a more suburban design with lower density and homes set back more than other neighborhoods in Vergennes, it still provides a variety of home sizes and opportunities for neighbors to meet.



Homes on Sunset Drive have similar design characteristics – garages in the back, sidewalks and front stoops – as the older neighborhoods.

