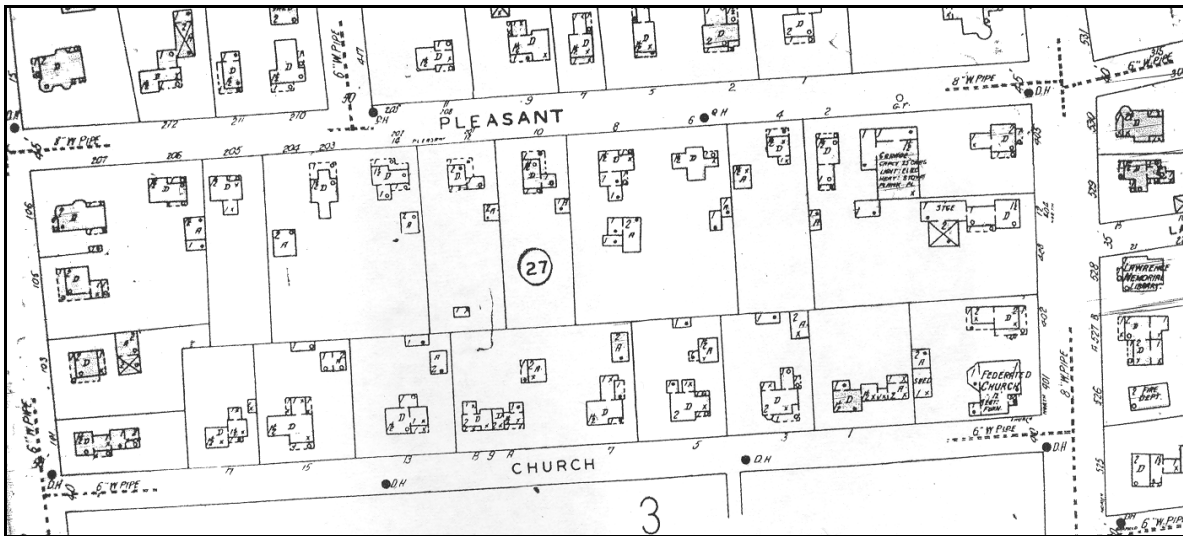


Traditional Vermont Neighborhood  
Case Study: Bristol, Vermont  
Summary of Block One:

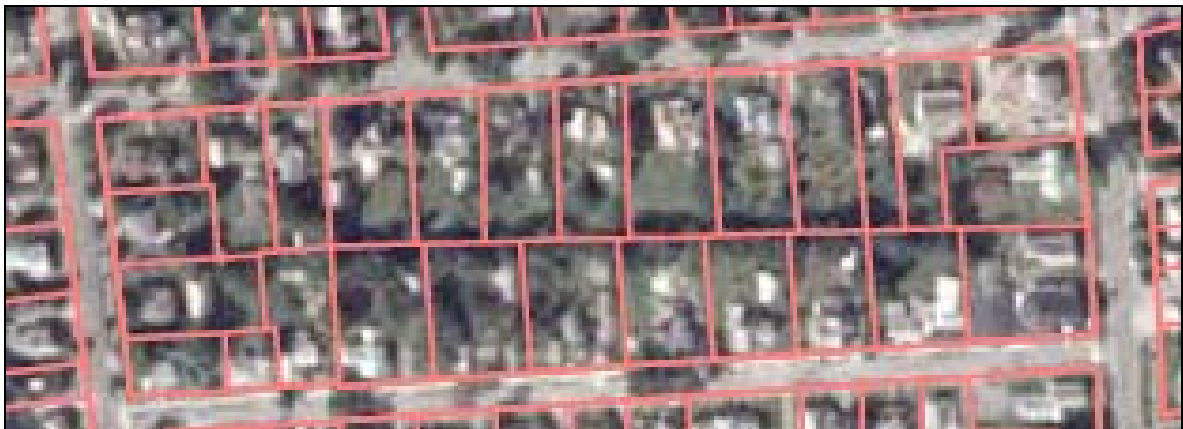
Area Bounded by Church Street, Maple Street, Pleasant Street and North Street

MAPS OF BLOCK ONE

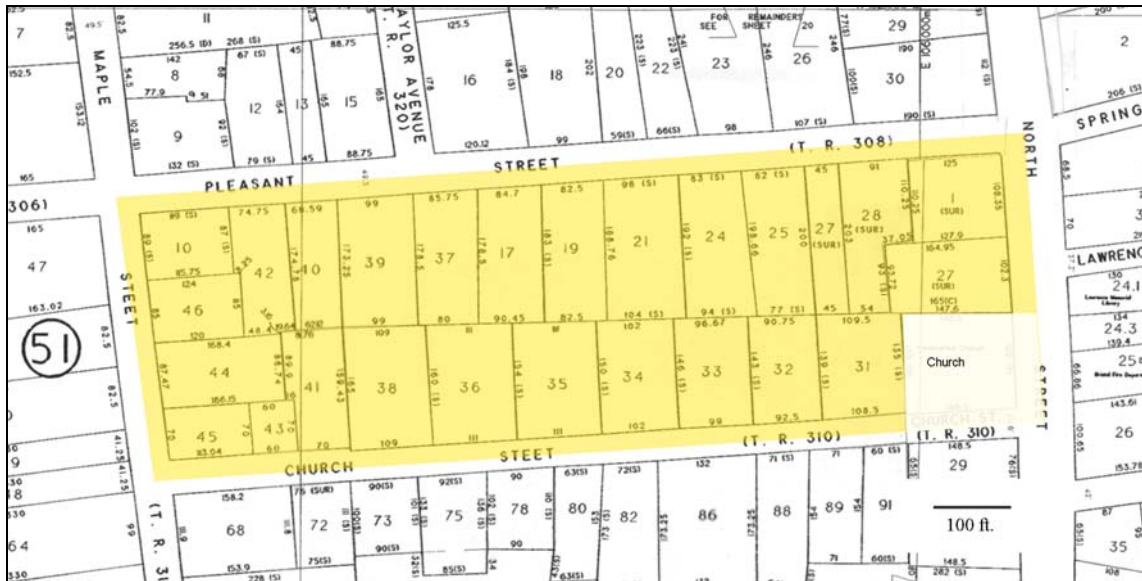
Sanborn map (Insurance map showing building footprints in 1927)



Ortho Map



Plat Map (Tax Map)  
 Area studied is highlighted in yellow



### DIMENSIONAL STANDARDS OF BLOCK ONE

Land Use in Block One: 22 single family lots, two 2-family lots, two 4-family lots, one church

Units per acre for residences*	Lot size for residences	Lot width for residences	Lot depth for residences	Building coverage for residential lots	Total living area of houses
Gross density: 3.5 du/ac Net density: 4.0 du/ac	Av.: 0.32 ac (13,939 sq. ft.) Range: 0.10 ac. – 0.44 ac. (4,356 – 19,166 sq. ft.)	Av.: 88 ft. Range: 45 – 111 ft.	Av: 159 ft. Range: 70 – 203 ft.	Median: 16% Range: 9 – 31%	Av.: 2,196 sq. ft. Range: 938 – 3,520 sq. ft.

Gross density is based on the number of units divided by the size of the block, measured from the middle of the street on each side, minus the church property. Net density is based on the number of units divided by the sum of the lot sizes in the town records. Lot size and building coverage are also based on lot sizes from the town records.

Effect of multifamily dwellings on density: If all residential lots in this block contained only one dwelling unit, the net density would be 3.1 units per acre. With two lots having 2 units each and two lots having 4 units each, the net density is 4.0 units per acre.

## PHOTOS OF BLOCK ONE

These photos illustrate many of the features discussed in the Tool: Vermont Traditional Neighborhoods. Homes are on narrow lots and oriented to the public streets. Garages are at the back or side and front porches facilitate interaction between neighbors. Landscaping and varying architectural detail welcome people as they walk down the street.



*A home on Maple Street. Note the front porch, majestic tree and architectural detail.*



*A view of Church Street with the Church in the background.*



*Homes on North Street that showcase the “eyes on the street” concept.*



*A garage set back from the house that contains living space above the garage which can be a great location for a rental unit or space for a business.*