

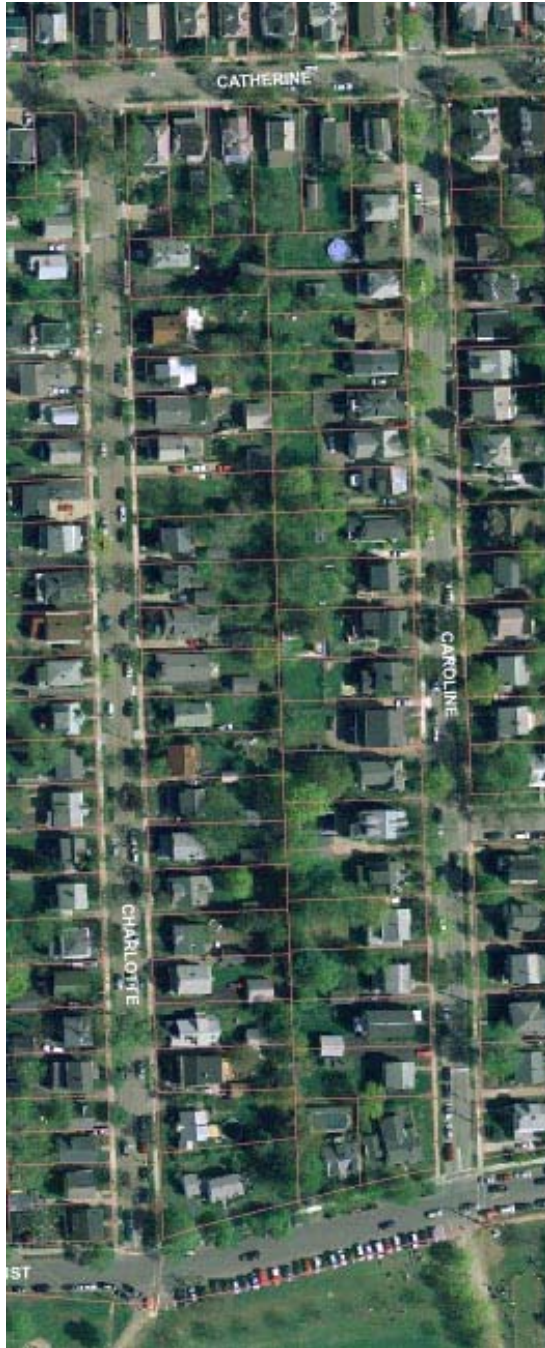
Traditional Vermont Neighborhood
Case Study: Burlington, Vermont
Summary of Block Two:
Area Bounded by Locust St., Charlotte St., Catherine St., and Caroline St.

MAPS OF BLOCK TWO

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 TWO

Land Use: 39 single family lots, seven 2-family lots, and one 3-family lot

Units per Acre*	Lot Size	Lot Width	Lot Depth	Building Coverage	Total Living Area of Houses
Gross density: 6.5	Av.: 0.15 ac (6,491 sq. ft.)	Av.: 57 ft.	Av: 133 ft.	Median: 23%	Av.: 1,625 sq. ft.
Net density: 8	Range: 0.10 - 0.26 ac. (4,200 – 11,309 sq. ft.)	Range: 38 – 228 ft.	Range: 84 – 138 ft.	Range: 12 - 41%	Range: 660 – 3,209 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. 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 in the town records.

PHOTOS OF BLOCK TWO

While most homes contain nice size yards, for activities requiring more space, there is a large park with playing fields directly across Locust Street. Although the neighborhood itself is single-use residential, it is within walking distance of downtown, the Pine Street business district, and Shelburne Road, giving it easy access to a variety of destinations as well as to transit service. In addition, the Burlington Bikeway – which follows the lakeshore for several miles – is only a few blocks away. These amenities illustrate an important point about compact residential districts: they function well when they have easy access to green space, transit, and commercial uses. Because of the neighborhood’s ideal location, its attractive houses, and its neighborly quality, it has become a highly desirable place to live.



Multi-family homes blend in with the neighborhood because they match single family homes in size and appearance. The white house in the top photo is a 3-family dwelling (note gas and electric meters).



Homes on Charlotte Street offer a variety of sizes, styles and architectural details.



Garages on Caroline Street are set back from the road and do not play a dominate role on the street.