

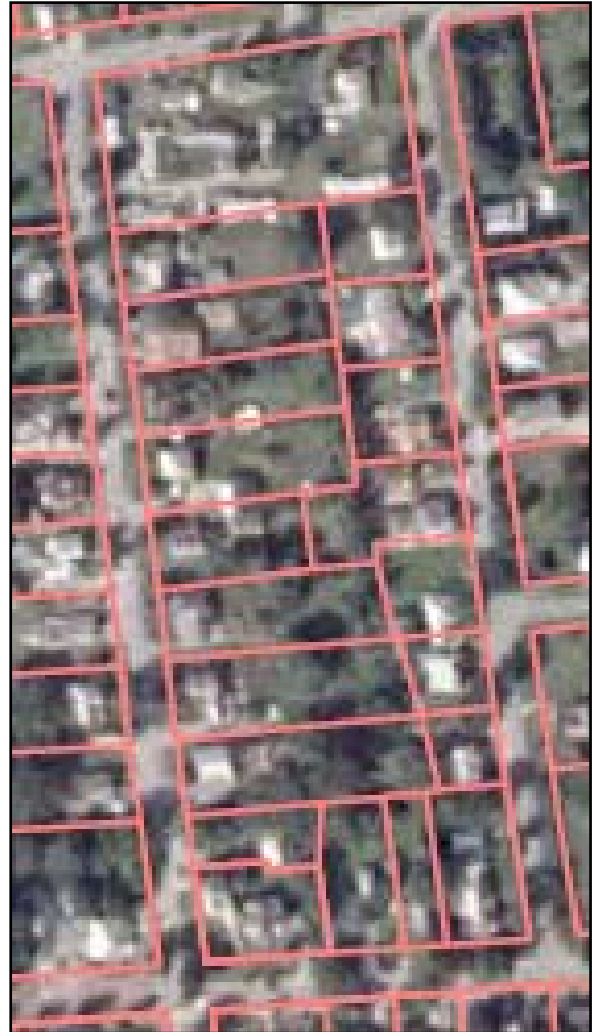
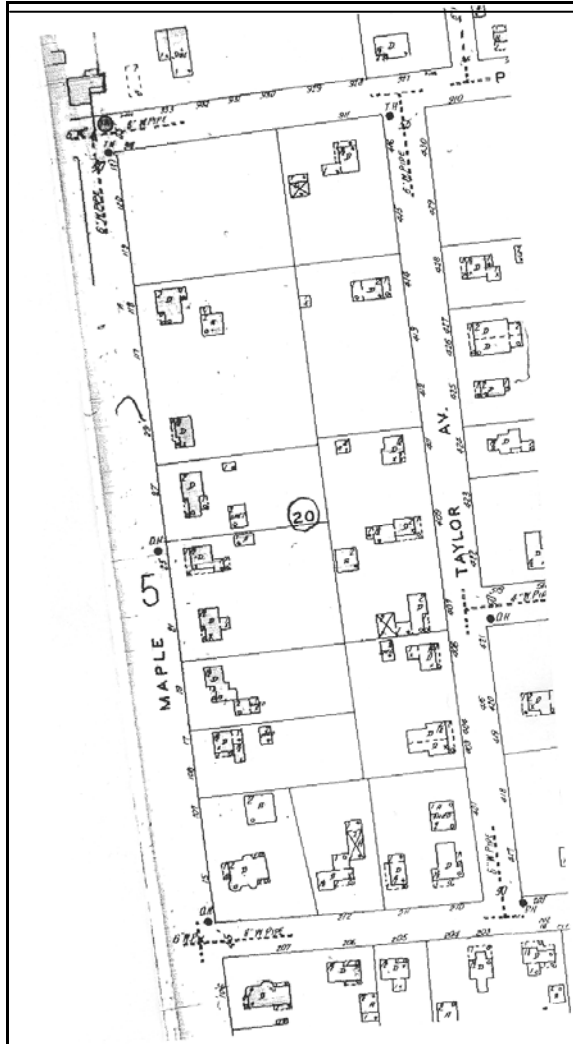
Traditional Vermont Neighborhood  
Case Study: Bristol, Vermont  
Summary of Block Three:

Area Bounded by Pleasant Street, Maple Street, Pine Street and Taylor Street

MAPS OF BLOCK THREE

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 THREE**

Land Use in Block Three: 15 single family lots, three 2-family lots, one 6-unit apartment building, one building with an apartment and 2 offices, and one large (1.26 ac) lot with one house (shown on Pine St.) and 9 mobile homes. There is no data on individual lot size, width, depth, building coverage or living area for the mobile homes and accompanying house.

Units per Acre	Lot size for residences, not incl. mobile homes	Lot Width for residences, not incl. mobile homes	Lot depth for residences, not incl. mobile homes	Building coverage for residences, not incl. mobile homes	Total Living Area of Houses, not incl. mobile homes
Gross densities: 4.2 (for entire block incl. mobile homes) 3.8 (for partial block, not incl. mobile homes)	Av.: 0.31 ac (13,600 sq. ft.)	Av.: 83 ft.	Av: 167 ft.	Median: 16%	Av.: 2,155 sq. ft.
Net densities: 5.0 (for entire block, incl. mobile homes) 4.5 (for partial block, not incl. mobile homes)	Range: 0.15 ac. – 0.48 ac. (6,534 – 20,909 sq. ft.)	Range: 70 – 102 ft.	Range: 80 – 264 ft.	Range: 10% - 27%	Range: 1,236 – 4,222 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 library and fire station properties. 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 THREE

These photos show how various housing types – single family homes, multifamily homes and mobile homes can all co-exist in a neighborhood. This type of housing choice can ensure that local residents, whatever their income or stage of life, can find safe housing that they can afford.



*The six-unit multi family home on Maple Street with beautiful*



*This building on Maple Street houses one apartment and two businesses.*



*A home on Pleasant Street with landscaping that helps separate public and private space.*



*A view of the mobile homes tucked into the trees on Lauritsen Lane.*