

Sample Planned Residential Development (PRD)

Central Vermont RPC
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Sample PRD Parcel



Here is an aerial view of the selected parcel with the green outline. Also shown are existing structures with a red dot.

Sample PRD Parcel Continued:

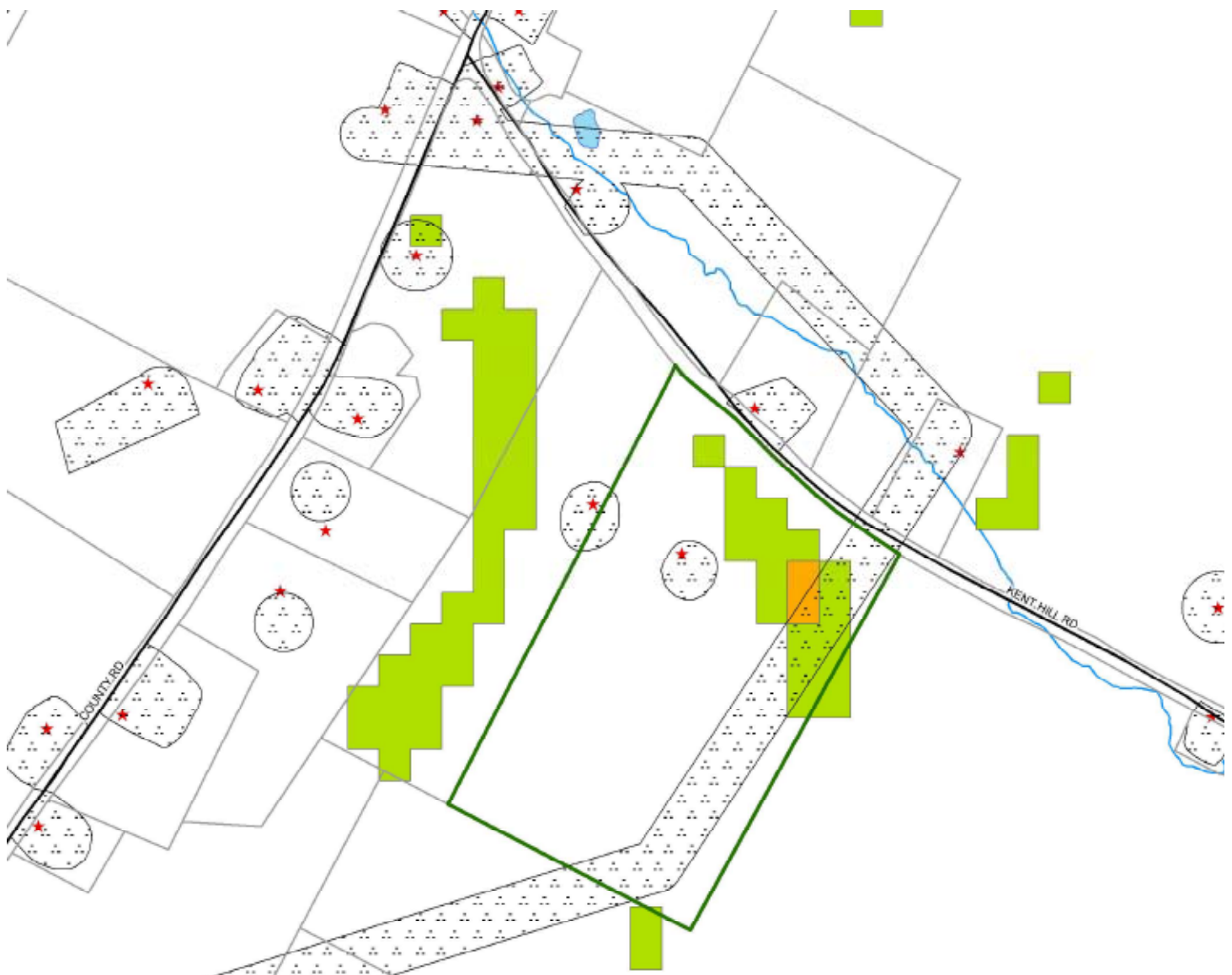
Parcel is 22 Acres

Parcels Zoning:

- Rural Residential District
- Village District

Constraints included:

- Steep slopes
- Existing structures
- Power line right of way



The parcel is 22 acres. The parcel has two zoning districts dividing it. Those districts are the Rural residential district with a 3 acre minimum lot size and the Village District with a 1 acre minimum lot size.

Parcel has some natural and man made constraints. These include steep slopes, existing structures and a power line right of way.

Scenario 1

Rural Residential District

- 7 lots allowed under current zoning (3 acre lots)
- PRD will use 1 acre per lot size
- Conserves 64% of parcel

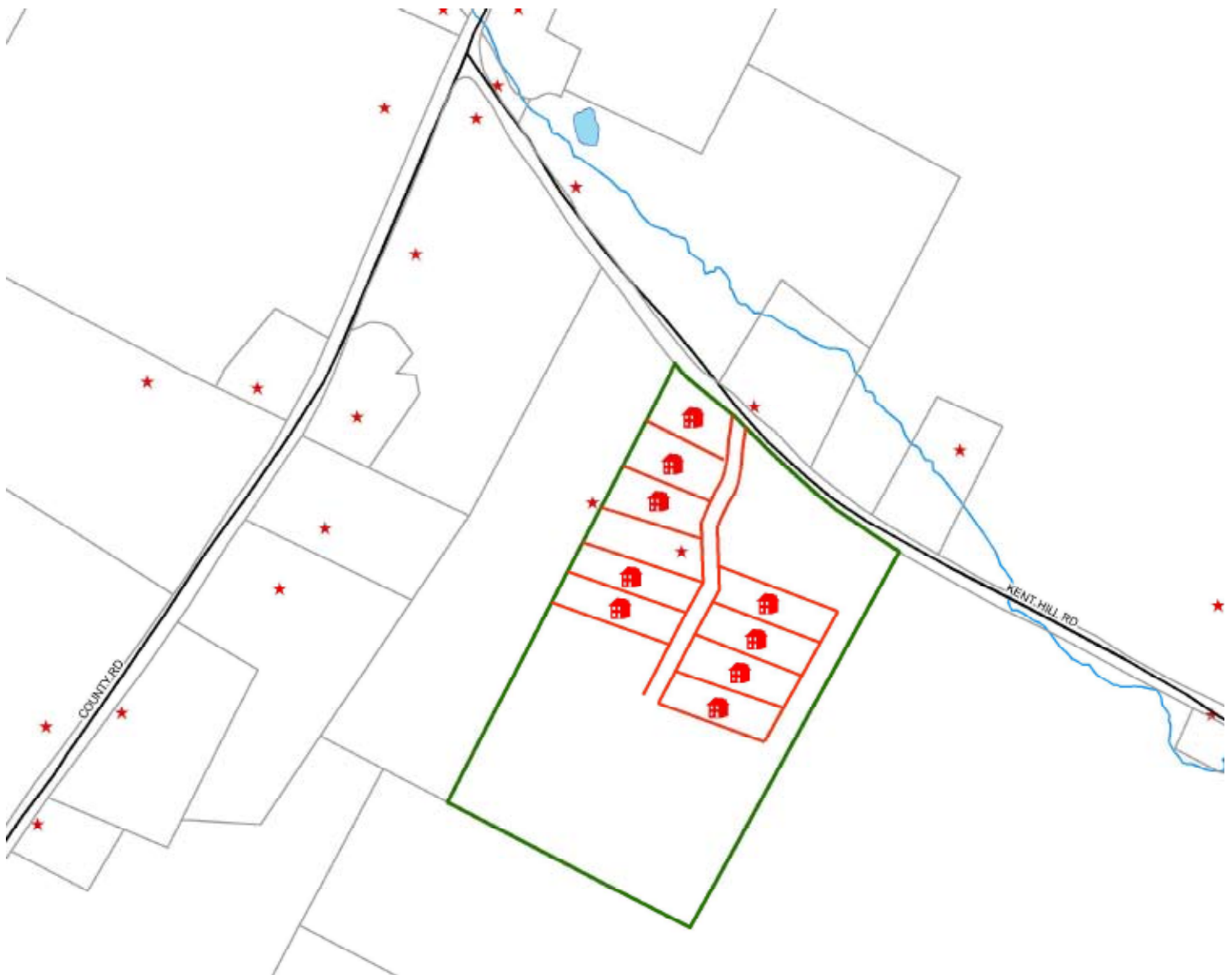


Scenario 1 uses the rural residential district. This district has a minimum lot size of 3 acres. The parcel is 22 acres so you would be allowed 7 total lots under this district. These lots have been clustered to avoid constrains and existing open lands. Each lot here is 1 acre. We have conserved 64% of the parcel.

Scenario 2

Rural Residential District

- Apply 50 % density bonus
- 10 total lots under current zoning & bonus density
- 3/4 acres per lot
- Conserves 61% of parcel



Scenario 2 also uses the rural residential district but because the state statute allows town to set a density bonus for PRD's, I am going to apply a 50% density bonus as allowed by Calais's Zoning. Now we have 10 potential lots each about $\frac{3}{4}$ of an acre. We have conserved 61 % of the parcel