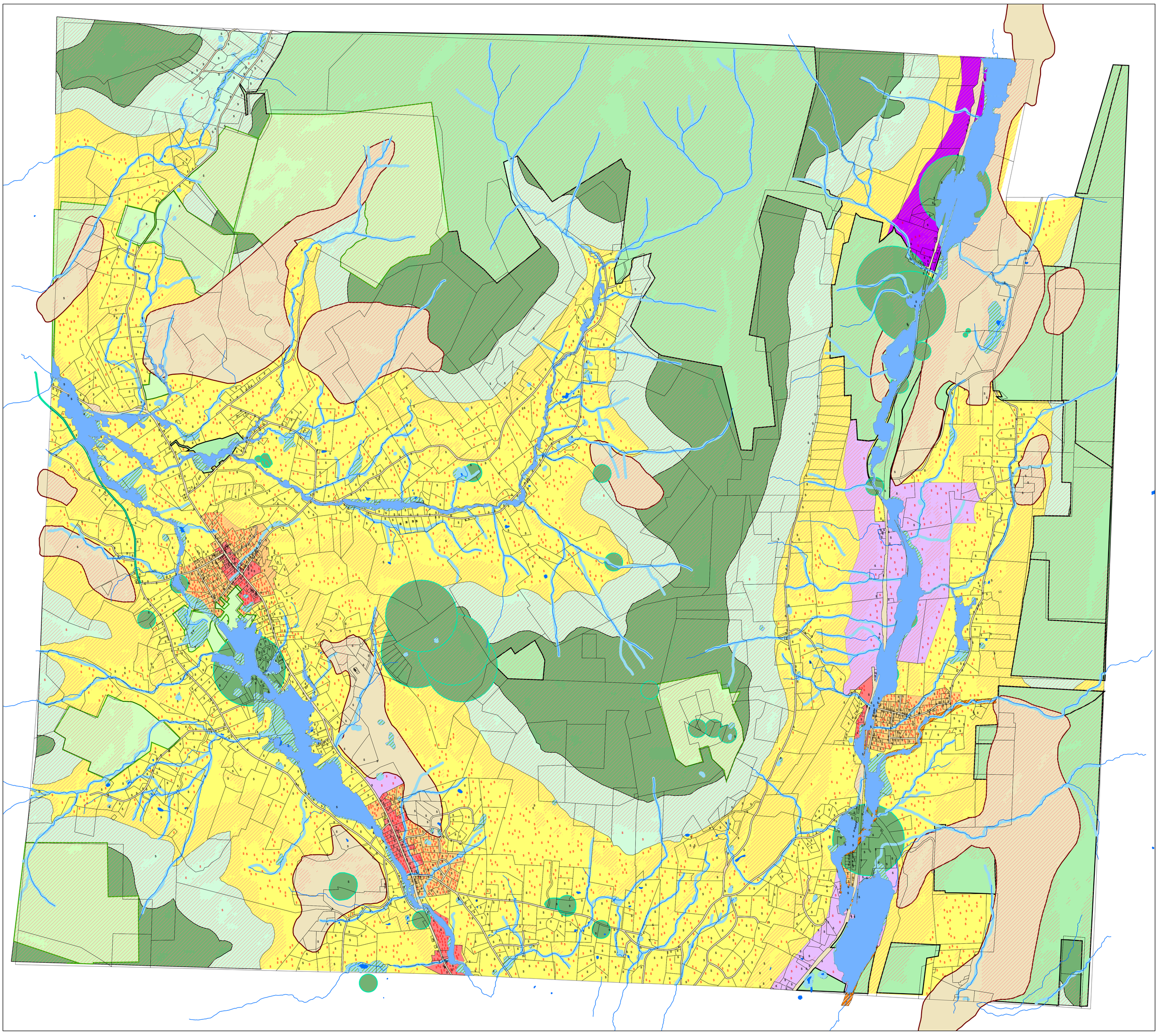
Build Out Analysis
Dorset, Vermont
New VR and VC Zones



Legend

- Potential New Buildings
- Existing Buildings
- Rivers
- Lakes and Ponds
- 50 Foot Water Buffer
- Wetlands
- FEMA Flood Hazards 2015
- Fluvial Erosion Hazard Zone
- Deer Wintering Areas
- Rare or Endangered Species
- Public Lands
- Conserved Lands
- Greater than 20 % Slopes
- A&RR
- VR
- VR-2
- VC
- VC-2
- CI-1
- CI-2
- F1
- F2

The Dorset Planning Commission received a Municipal Planning Grant from the Vermont Agency of Commerce and Community Development to perform a Build Out Analysis in order to gain an understanding of the development prescribed by the current and alternative land use regulations.

Build-out analyses allow planners to estimate the amount and location of development for an area. Performing a build-out analysis is the step in the community planning process that identifies the holding capacity of the land. Build-out calculations are based on assumptions for density, physical constraints to development, and land-use regulations that define the size and placement of structures for that area. A build-out analysis provides an answer to the question "how many buildings *could* be built in this area according to current land-use regulations?" A build-out analysis provides a convenient reference for future planning because it represents a theoretical maximum. It does *not* imply or forecast how many buildings will *actually* be built.

This example, which projected an additional 2,820 primary structures, zoning densities in the VR and VC districts were reduced to .33 acre minimum lots to reflect predominant existing conditions. Proposed VR-2 and VC-2 districts are considered which utilize the existing dimensional requirements for VR and VC. The minimum lot for the A&RR zone was reduced to 2 acres. The constraints to development that were considered are zoning, wetlands, spring recharge areas, flood hazard areas, fluvial erosion hazard zones, rare species, deer wintering areas, conserved lands, public lands and slopes greater than 20 percent. No new structures were placed in these geographic locations. It should be clearly understood that "site specific" development constraints such as steep slopes, wet soils, shallow depths to bedrock, flood hazard areas, and septic system design were not considered in this build-out scenario.

1:15,840
1 Inch = 1/4 Mile

Map produced May 16, 2014 by BCRC.