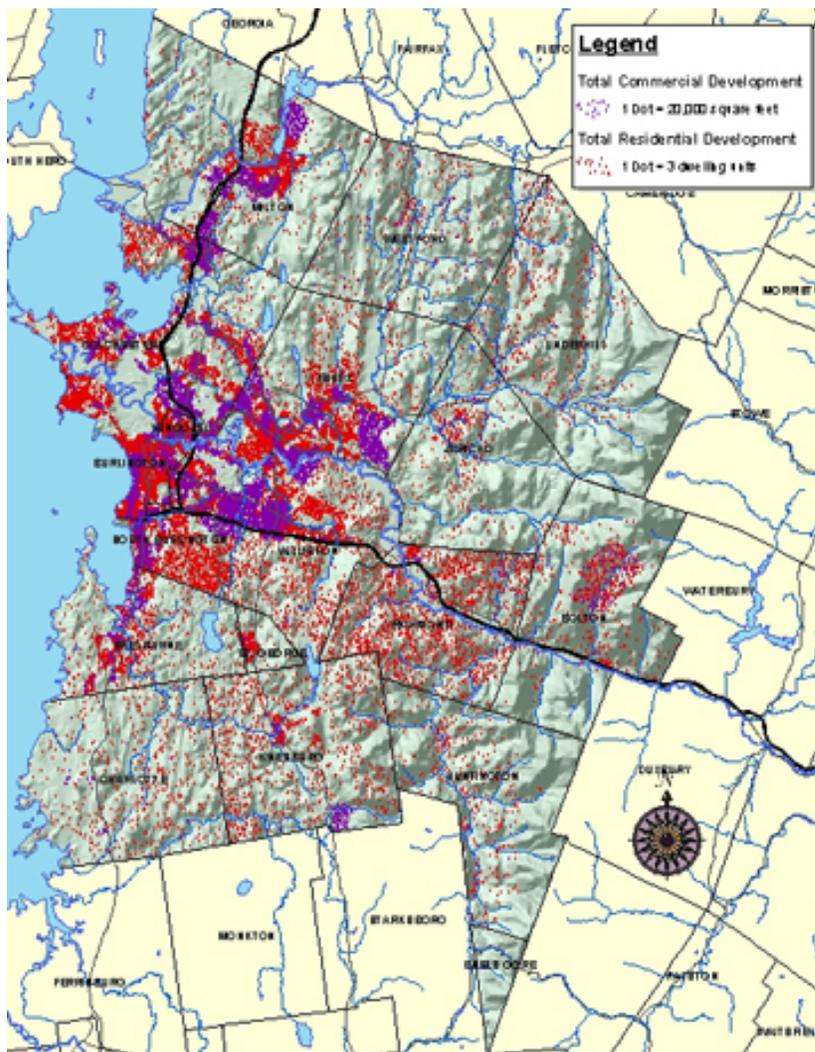


# Chittenden County Regional Build-out Analysis

## *Project Report: Regional Build-out Results*



Endorsed by the  
Chittenden County  
Regional Planning Commission  
March 24, 2003

This report provides town-level results for Bolton. This section includes land constraints and zoning parameters, build-out results, and recommendations for further use of the RBA.

**A. Land Constraints and Zoning Parameters**

Land Constraint Factors (LCFs) for Bolton are provided in Table 8. Zoning Parameters are provided in Table 9. These constraints are described in greater detail in Section III, Build-Out Methodology.

In developing one methodology for an entire county, certain regional assumptions were used. A number of refinements may be made at the local level or in further iterations of the RBA. Possible refinements in Bolton include:

- 1) Replacement of average setback values per zoning district with individual front, side and rear yard setbacks applied to each parcel,
- 2) review of public/private water source protection areas to ensure consistent treatment,
- 3) testing of alternative assumptions for mix of use types in mixed-use districts, and
- 4) revision of soils constraint factors based on the 2002 Vermont Water Supply rules.

**TABLE 8: Bolton Land Constraint Factors (LCFs)**

ZONE	Bear Habitat	Deer Habitat	Flood-plain	Prime Agric Soils	Septic Soils5	Slope 8	Slope 20	Surface Water	200'/100' Surface Water Buffer	Class 1&2 Wetland	Devel. Iso	Water Supply Source	Rare Endangered	Above 2500' Elev	Open Space/ Conserv
Village I (V1)	n/a	0.00	0.70	0.50	0.50	0.90	0.08	0.86	1.00	1.00	1.00	0.25	0.75	1.00	1.00
Village II (V2)	n/a	0.00	0.70	0.50	0.50	0.90	0.20	0.87	1.00	1.00	1.00	0.25	0.75	1.00	1.00
Agriculture/Rural I (ARI)	n/a	0.75	0.90	0.90	0.50	0.90	0.00	0.85	1.00	1.00	1.00	0.25	0.75	1.00	1.00
Rural II (R2)	n/a	0.75	0.90	0.90	0.50	0.90	0.00	0.85	1.00	1.00	1.00	0.25	0.75	1.00	1.00
Conservation (C)	n/a	0.00	0.90	0.00	0.00	0.00	0.00	0.00	1.00	1.00	0.00	0.00	0.75	1.00	1.00

**TABLE 9: Bolton Zoning Parameters**

ZONE	Allowed Uses			Minim Lot Size/Resid Density				Lot Coverage			Building Setbacks		Parking Setbacks			Parking/Loading Ratios		
	Pct Res	Pct Com	Pct Ind	Min Lot Size Septic	Build Factor*	Min Lot Size Sewer	Build Factor	Bldngs	FAR-Z	Total	Average Building Setback	# of Stories	Average Parking Setback	RPC PIng Area	# of Levels	Parking Area per Res. SqFt.	Parking Area per Com. SqFt.	Parking Area per Ind. SqFt.
Village I (V1)	0.85	0.15	0.00	1.00	0.8	n/a	n/a	n/a	n/a	n/a	27	3	27	V	1	0.6	1.6	n/a
Village II (V2)	0.90	0.10	0.00	0.67	0.8	n/a	n/a	n/a	n/a	n/a	32	3	32	V	1	0.6	1.6	n/a
Agriculture/Rural I (ARI)	1.00	0.00	0.00	2.00	0.8	n/a	n/a	n/a	n/a	n/a	44	n/a	44	R	n/a	0.7	n/a	n/a
Rural II (R2)	1.00	0.00	0.00	6.00	0.85	n/a	n/a	n/a	n/a	n/a	47	n/a	47	R	n/a	0.7	n/a	n/a
Conservation (C)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

\* Build factors for lots outside the sewer district are 0.8 for lots of 3 acres or less and 0.85 for lots greater than 3 acres.

**B. Build-out Results**

Tables 10 and 11 provide RBA “baseline” results for each zoning district in Bolton. Column headings from Tables 10 and 11 are described in Section IV, Build-out Results. These results also are depicted in Figure 7A: Baseline Build-out Results for Bolton.

Bolton’s existing residential density is similar to other rural towns. With a town-wide average of 0.018 dwelling units per acre, the town is ranked 18<sup>th</sup> in Chittenden County. With the potential for an additional 1,545 dwelling units, Bolton has the 11<sup>th</sup> greatest residential build-out potential in the County. While this ranking is still among other rural towns in the Region, the build-out potential does increase Bolton’s relative ranking considerably. Even more importantly, a great share of the residential development potential occurs in potentially resource-sensitive areas.

Bolton’s existing non-residential density also is similar to other rural towns. With a townwide average of 3.218 square feet per acre, the town is ranked 15<sup>th</sup> in Chittenden County. Non-residential development is permitted in two zoning districts totaling 2,866 acres (10.6% of total town acreage). The large land area within the Village 2 that permits non-residential development leaves Bolton with a relatively high non-residential build-out potential. With the potential for an additional 1,603,954 square feet of building area, Bolton has the 12<sup>th</sup> greatest non-residential build-out potential in the County. As with the residential build-out potential, a great share of the non-residential development potential occurs in potentially resource-sensitive areas.

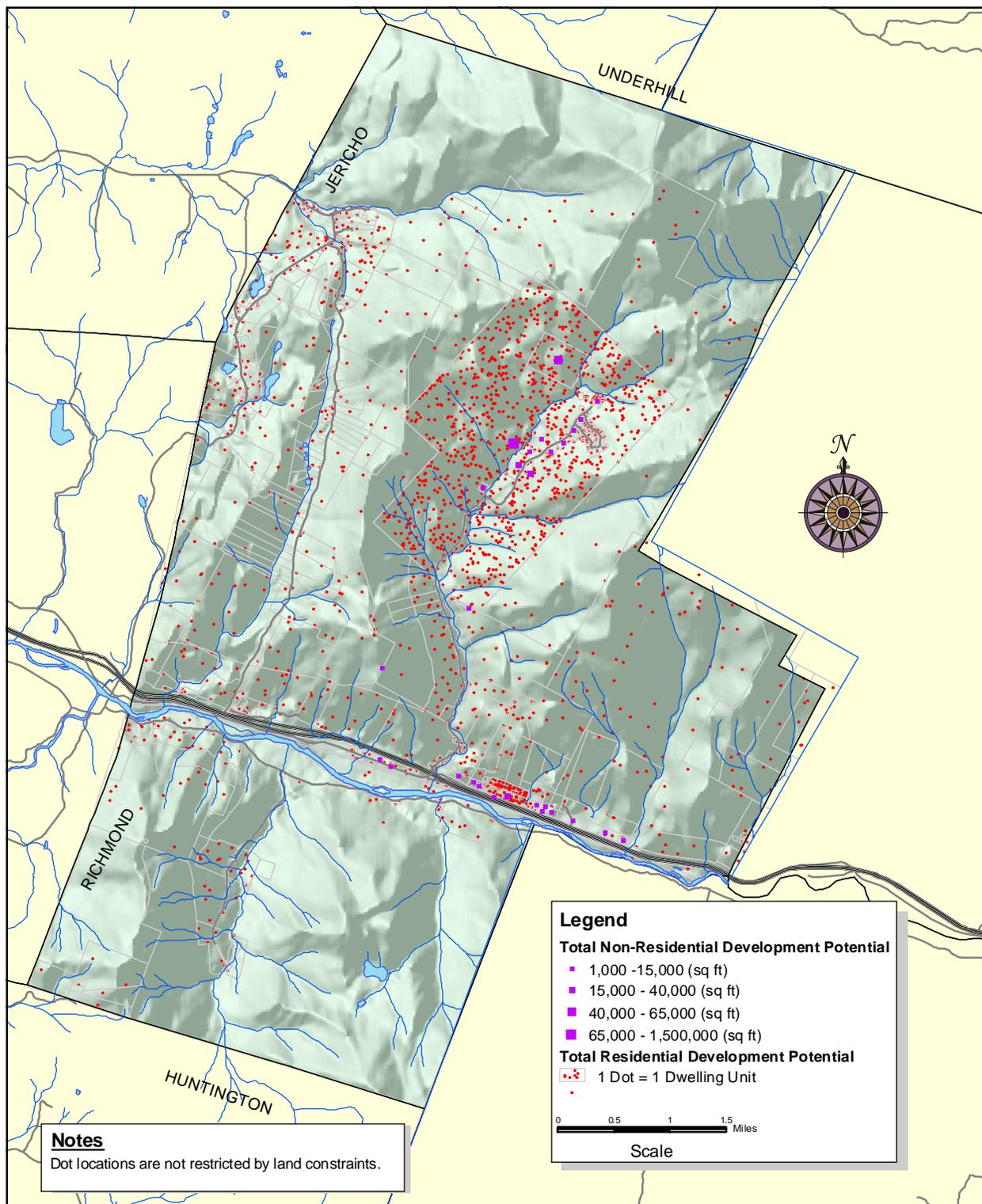
**Chittenden County RPC  
Regional Build-out Analysis**

**TABLE 10: Residential Build-out Results – Town of Bolton**

ZONE	Total Acres	Total Buildable Acres	TOTAL	EXISTING	NET	Status of Existing Devel		Build-out Status
			Resid Devel Pot	Resid Devel	Resid Devel Pot	% Devel to Date	Residential Units Per Acre	Total Residential Devel Per Acre
			(Dwelling Units)			D.U./Acre	D.U./Acre	
AR1	3,799	3,473	508	215	293	42%	0.062	0.146
C	8,082	5,846	2	2	0	100%	0.000	0.000
R2	12,283	12,254	370	63	307	17%	0.005	0.030
V1	242	126	70	66	4	94%	0.525	0.556
V2	2,624	2,598	1,028	87	941	8%	0.033	0.396
<b>Town</b>	<b>27,030</b>	<b>24,297</b>	<b>1,978</b>	<b>433</b>	<b>1,545</b>	<b>22%</b>	<b>0.018</b>	<b>0.081</b>
<b>COUNTY</b>	<b>314,344</b>	<b>298,426</b>	<b>110,060</b>	<b>62,144</b>	<b>47,182</b>	<b>56%</b>	<b>0.208</b>	<b>0.369</b>

**TABLE 11: Non-Residential Build-out Results – Town of Bolton**

ZONE	Total Acres	Total Buildable Acres	TOTAL	EXISTING	NET	Status of Existing Devel		Build-out Status
			Non-Resid Devel Pot	Non-Resid Developmt	Non-Resid Devel Pot	% Devel to Date	Non-Resid Per Acre	Total Non-Resid Devel Per Acre
			(Square Footage)			Sq Ft/Acre	Sq Ft/Acre	
AR1	3,799	3,473	10,570	10,570	0	100%	3.044	3.044
C	8,082	5,846	0	0	0	0%	0.000	0.000
R2	12,283	12,254	0	0	0	0%	0.000	0.000
V1	242	126	89,967	4,848	85,119	5%	38.532	715.063
V2	2,624	2,598	1,581,600	62,766	1,518,834	4%	24.158	608.744
<b>Town</b>	<b>27,030</b>	<b>24,297</b>	<b>1,682,138</b>	<b>78,184</b>	<b>1,603,954</b>	<b>5%</b>	<b>3.218</b>	<b>69.232</b>
<b>COUNTY</b>	<b>314,344</b>	<b>298,426</b>	<b>197,592,834</b>	<b>40,309,591</b>	<b>157,283,243</b>	<b>20%</b>	<b>135.074</b>	<b>662.116</b>



**FIGURE 7A: BASELINE BUILDOUT RESULTS FOR BOLTON**  
Chittenden County Regional Build-out Analysis

Location Map



Source: Total Residential Development, Total Commercial Development, SEI, David Spitz, and CCRPC; Lakes and Ponds, Town Boundaries, Topography, VCGI; Streams, USGS.



As part of the regional analysis, seven alternate scenarios were tested for Bolton. The assumptions for each scenario are described in Section IV, Build-out Results. Table 12 provides these results.

**TABLE 12: Sensitivity Analysis – Alternate Build-out Results – Bolton**

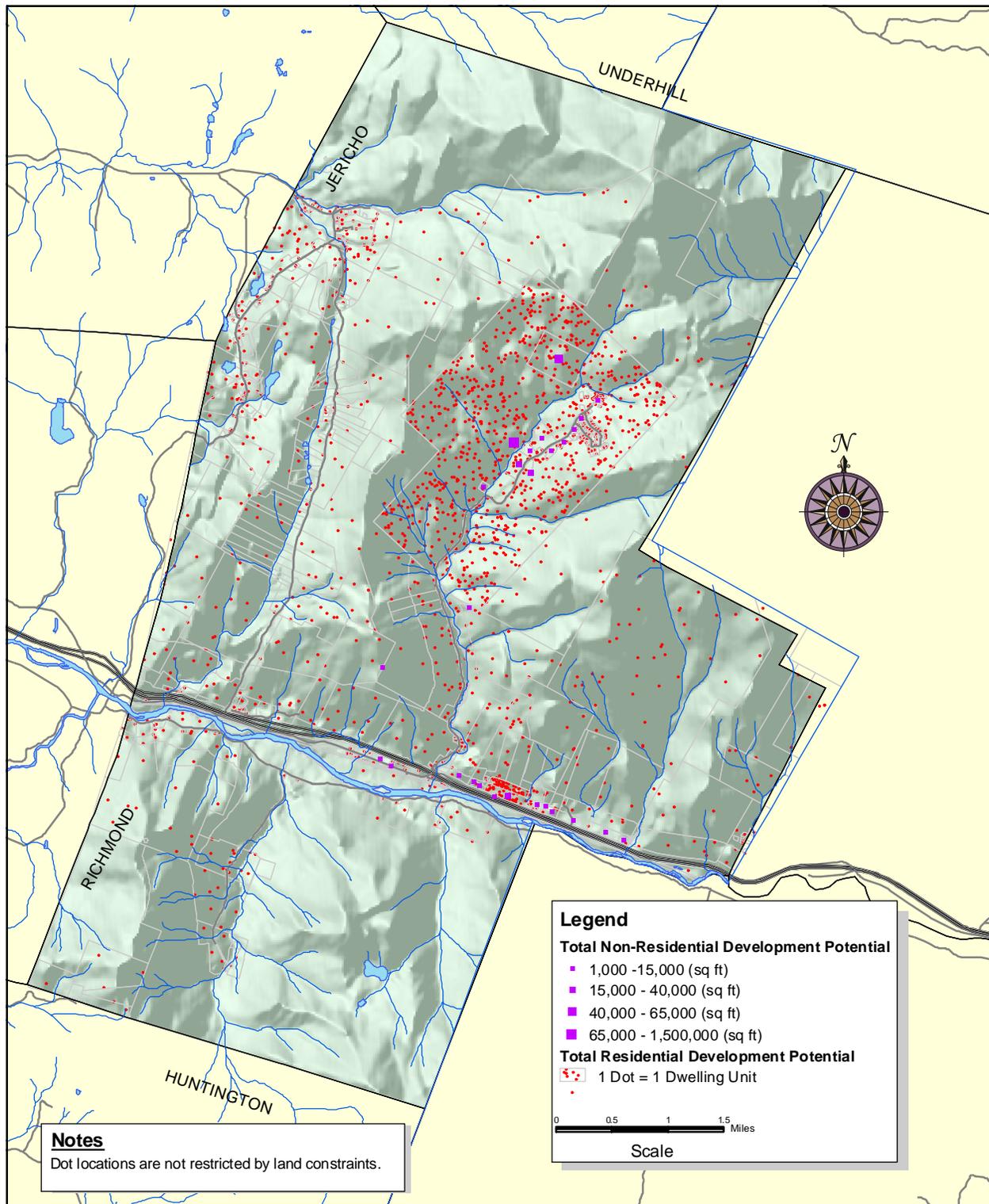
Model Run	Description	Net Residential Devel. Potential (Dwelling Units)	Net Non-Residential Devel. Potential (Square Feet)
Baseline		1,545	1,603,954
Alt. #1	Reduce non-residential redevelopment potential	1,545	1,603,954
Alt. #2	Reduce parking levels	1,545	1,603,954
Alt. #3	Increase ag soils LCF	1,544	1,596,825
Alt. #4	Reduce build factors	1,352	1,414,271
Alt. #5	Increase residential redevelopment potential	1,545	1,603,954
Alt. #6	Increase residential and decrease non-resid %'s	1,545	1,603,954
Alt. #7	Further reduce parking levels & combine with #6	1,545	1,603,954

None of the alternate scenarios produced significant changes in Bolton build-out results. The scenario with the greatest impact, Alternate 4, is depicted in Figure 7B: Alternative 4 Build-out Results for Bolton.

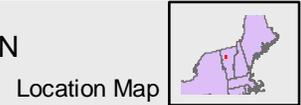
Table 13 provides Planned Residential Development (PRD) results for Bolton. These results also are depicted in Figure 8: PRD Build-out Results for Bolton. As previously noted, it is unlikely that the increase in residential development potential will be as large as indicated. Regardless of the amount, the significant PRD potential for more dwelling units in the rural portion of town should be noted by local planners.

**TABLE 13: PRD Build-out Results – Bolton**

Zoning District	Total Acres PRD Districts	NET Baseline Residential Devel Poten	NET PRD Residential Devel Poten	Increase from Baseline to PRD
(Dwelling Units)				
AR1	3,799	293	1,563	1,270
R2	12,283	307	1,937	1,630
V1	242	4	57	53
V2	2,624	941	3,433	2,492
<b>Bolton</b>	<b>18,948</b>	<b>1,545</b>	<b>6,990</b>	<b>5,445</b>

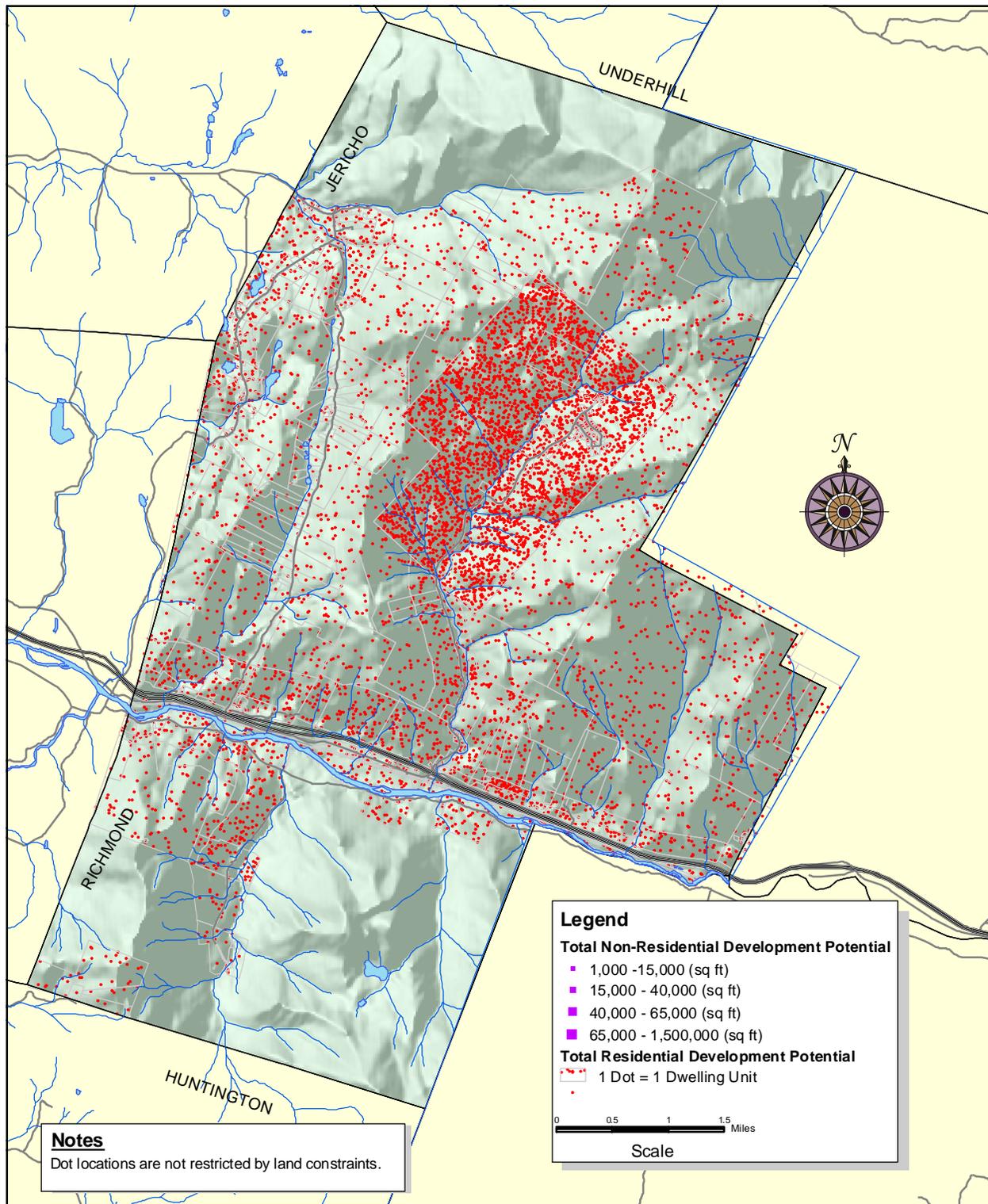


**FIGURE 7B: ALTERNATIVE 4 BUILDOUT RESULTS FOR BOLTON**  
Chittenden County Regional Build-out Analysis

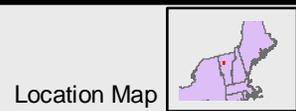


Source: Total Residential Development, Total Commercial Development, SEI, David Spitz, and CCRPC; Lakes and Ponds, Town Boundaries, Topography, VCGI; Streams, USGS.





**FIGURE 8: PRD BUILDOUT RESULTS FOR BOLTON**  
Chittenden County Regional Build-out Analysis



Source: Total Residential Development, Total Commercial Development, SEI, David Spitz, and CCRPC; Lakes and Ponds, Town Boundaries, Topography, VCGI; Streams, USGS.



## Recommendations for Further Use of the RBA

The RBA may be used to give each municipality an opportunity to examine the ultimate effects of existing zoning regulations. The results are a tool that may be used in comparing existing zoning practices with long-range visions and goals. With technical assistance from CCRPC, Bolton may examine a variety of zoning options and evaluate their impacts on the town's land use goals.

The findings presented in this report show that the current zoning in Bolton aims to concentrate development in meaningful patterns in an effort to reflect appropriate land use policies. However, a great share of the development potential occurs in potentially resource-sensitive areas.

CCRPC provides an appropriate central location for collection of data and standardization of methods. CCRPC should continue to incorporate refinements in RBA methodology, such as those described earlier in this section, that are appropriate to Bolton and other towns.

The RBA offers a substantial regional tool for use by local planners. Bolton and CCRPC should jointly determine appropriate steps for continued use of this land use planning tool.