

TOWN of MILTON, VT | DEVELOPMENT REVIEW APPLICATION

If you have any questions, call (802)893-1186 or visit us in the Milton Municipal Complex at 43 Bombardier Road, Milton, VT 05468

PUD FORM (UDR 350 & 440)

(Planned Unit Developments (PUD) are extraordinary exceptions from the regulations and reviewed according to Chapters 350 and 440 of the UDR.)

There are two types of PUDs under Milton regulations: conservation subdivisions and cottage clusters. Read below to see whether you can or must apply for a conservation subdivision PUD or a cottage cluster PUD.

CONSERVATION SUBDIVISIONS

Check this box if your property is in any of the following zoning districts: (DB1), (NC1), (NC2), (M1), (M2), (M3), (M4-C), (M4-R), (M5), (M6), (R1), (R7), (C1), (I1), (I2), or (I3). You CANNOT apply for a conservation subdivision.

Check this box if you are applying for a MAJOR subdivision AND your property is located in the (R5) zoning district. You MUST apply for a conservation subdivision.

Check this box if you are applying for a MAJOR or MINOR subdivision and your property is located in the (FC) or (FH overlay) zoning districts. You MUST apply for a conservation subdivision.

Check this box if your property is in any of the following zoning districts: (R2), (R3), (R4), (R6). You may be able to apply for a conservation subdivision.

COTTAGE CLUSTERS

Check this box if your property is in any of the following zoning districts: (M1), (M2), (M3), (M4-R), (M5), (M6), (R1), (R7). You may apply for a cottage cluster PUD.

Check this box if your property is in any of the following zoning districts: (DB1), (NC1), (NC2), (M4-C), (C1), (I1), (I2), (I3), (R2), (R3), (R4), (R6), (R6), (FC) or (FH overlay). You CANNOT apply for a cottage cluster PUD.

CONSERVATION SUBDIVISION STANDARDS (See UDR 3501):

- The density of a conservation subdivision must not exceed the maximum density as determined based on the applicable zoning district standards
- The dimensional standards for lots, setbacks, yards and structures in the base zoning district will not apply within a conservation subdivision. The subdivision must meet all applicable dimensional standards around its perimeter.
- Lot coverage for the subdivision as a whole must not exceed the district maximum.
- Nonresidential principal uses are prohibited within a conservation subdivision except for community buildings and agricultural enterprises.
- A minimum of 60% of the total area of the conservation subdivision must be set aside as conservation areas
- A maximum of 40% of the total area of the conservation subdivision may be developed for residential use

COTTAGE CLUSTERS STANDARDS (See UDR 3502):

- The maximum density for a cottage cluster development will be 150% of the residential density allowed in the base zoning district.
- The dimensional standards for lots, setbacks, yards and structures in the base zoning district will not apply within a cottage cluster development. The development must meet all applicable dimensional standards around its perimeter.
- The lot coverage for the development as a whole must not exceed the base zoning district.
- Nonresidential principal uses are prohibited within a cottage cluster development.
- The development must be designed as one or more clusters composed of 3 to 12 cottages arranged around a common open space.
- A cottage as allowed under this section must be a single- or two-family detached dwelling
- The development must include one or more common open spaces.