

# CVRPC Future Land Use Map Development

8 April 2025

Brian Voigt, Senior Planner

# Tiered Framework

- ◆ Tier 1A:
  - ◆ Areas with capacity for growth
  - ◆ Full Act 250 exemption: Transitions Act 250 jurisdiction for planned growth areas to municipalities with administrative capacity
  - ◆ Municipal application with specific requirements reviewed / approved by Land Use Review Board
  - ◆ Guidelines by 1 January 2026
- ◆ Tier 1B
  - ◆ Areas with capacity for growth
  - ◆ <50 housing units exempt: Limits Act 250 jurisdiction to encourage smart growth housing
  - ◆ Municipal request, mapped by Regional Planning Commission, approved by Land Use Review Board
- ◆ Tier 2:
  - ◆ All areas that are not Tier 1 or Tier 3
  - ◆ Jurisdictional thresholds will remain
  - ◆ Road rule by 1 July 2026
- ◆ Tier 3:
  - ◆ Additional jurisdiction for critical natural resource areas
  - ◆ Not based on regional maps
  - ◆ Land Use Review Board rules published by 1 February 2026

# Process Considerations

- ◆ Future Land Use Areas are created as part of the regional planning process in coordination with member municipalities
- ◆ Municipality must demonstrate administrative capacity to implement local regulations to be eligible for Tier 1A / 1B
- ◆ Downtown & Village Centers, Planned Growth Areas and Village Areas “should” accommodate a substantial portion of the housing needed to meet regional targets
- ◆ Future Land Use Area Map Amendments
  - ◆ Minor amendments (changing a future land use area by <10 acres) does not require amendment to the regional plan
  - ◆ Changes of > 10 acres, zoning / subdivision bylaw updates, etc. – no process defined

# VAPDA methodology

- ◆ Provide a consistent, statewide delineation of Future Land Use Areas
- ◆ Unique local or regional circumstances may necessitate deviation from the methodology
- ◆ Future Land Use Areas planned for growth are mapped at the local scale
- ◆ Other Future Land Use Areas will be mapped on a regional scale
- ◆ Recommend sequencing map development from the inside out – define core areas first



# Future Land Use Areas: Centers

## Downtown Centers

- ◆ Mixed-use centers bringing community economic activity & civic assets together
- ◆ Traditional & historic central business district and civic center
- ◆ Include state-designated areas
- ◆ At least one per region
- ◆ Accommodate substantial majority of the housing growth target
- ◆ Requires:
  - ◆ Municipal request for Tier 1B status
  - ◆ Approved municipal plan
  - ◆ Permanent zoning & subdivision bylaws
  - ◆ Water supply, wastewater infrastructure or appropriate soils
  - ◆ Municipal staff & officials to support development review and zoning administration

## Village Centers

- ◆ Mixed-use centers bringing community economic activity & civic assets together
- ◆ Traditional & historic central business district and civic center
- ◆ Include state-designated areas
- ◆ At least one per municipality
- ◆ Accommodate substantial majority of the housing growth target

# Future Land Use Areas: Neighborhoods

## Planned Growth Areas

- ◆ High-density existing settlement & future growth areas with high concentrations of population, housing & employment
- ◆ Mixture of (non)historic commercial, residential & civic / cultural sites
- ◆ Active streetscape & multi-modal transportation system
- ◆ Requires:
  - ◆ Approved municipal plan indicating the area is intended for higher density residential & mixed-use development
  - ◆ Permanent zoning & subdivision bylaws
  - ◆ Water supply or wastewater infrastructure
  - ◆ Within walking distance of a downtown, village center, new town center or growth area
  - ◆ Provides housing for a diversity of social & economic groups
  - ◆ Conforms with "complete streets" principles

## Village Areas

- ◆ Traditional settlement or proposed new settlement area
- ◆ Cohesive mix of residential, civic, religious, commercial & mixed-use buildings organized along a main street & intersecting streets
- ◆ Walking distance for residents within & surrounding the core area
- ◆ Requires:
  - ◆ Approved municipal plan indicating the area is intended for higher density residential & mixed-use development
  - ◆ Permanent zoning & subdivision bylaws
  - ◆ Water supply or wastewater infrastructure, soils to accommodate wastewater disposal if no wastewater infrastructure
  - ◆ Opportunity for infill development or new development areas

# Future Land Use Areas: Transition / Infill Areas

- ◆ Areas of existing or planned commercial, office, mixed-use or residential development
- ◆ Adjacent to Planned Growth or Village Areas *OR* new standalone area served by (or planned to be served by) water, wastewater or both
- ◆ Transform these areas into higher-density, mixed-use settlements
- ◆ Linear strip development is not allowed



# Future Land Use Areas: Resource-based Recreation Areas

- ◆ Large-scale, resource-based recreation facilities
- ◆ Ski resorts, lakeshores, concentrated trail networks
- ◆ May provide infrastructure, jobs or housing to support recreational activity



# Future Land Use Areas: Enterprise Areas

- ◆ Locations of high economic activity & employment that are not adjacent to a planned growth area
- ◆ Examples include:
  - ◆ Industrial parks
  - ◆ Areas of natural resource extraction
  - ◆ Commercial uses involving large land areas
- ◆ Typically have access to:
  - ◆ Water supply
  - ◆ Sewage disposal
  - ◆ Electricity
  - ◆ Freight networks

# Future Land Use Areas: Hamlets

- ◆ Small, historic clusters of homes
- ◆ May include a school, place of worship, store, public building(s)
- ◆ Not planned for significant growth
- ◆ No public water or wastewater system
- ◆ Focused along one or two roads
- ◆ Small settlement that does not (yet) meet the criteria for Village Center

# Future Land Use Areas

## Rural General

- ◆ Areas that promote the preservation of Vermont's traditional working landscape and natural area features
- ◆ Allow for low-density residential and some commercial development (compatible with productive lands & natural areas)
- ◆ May include an area a municipality is planning to make more rural

## Rural Ag & Forestry

- ◆ Areas include blocks of forest or farmland that sustain resource industries, provide critical wildlife habitat and movement, outdoor recreation, flood storage, aquifer recharge & scenic beauty
- ◆ Contribute to economic well-being & quality of life
- ◆ Carefully managed development which promotes the working landscape & rural economy

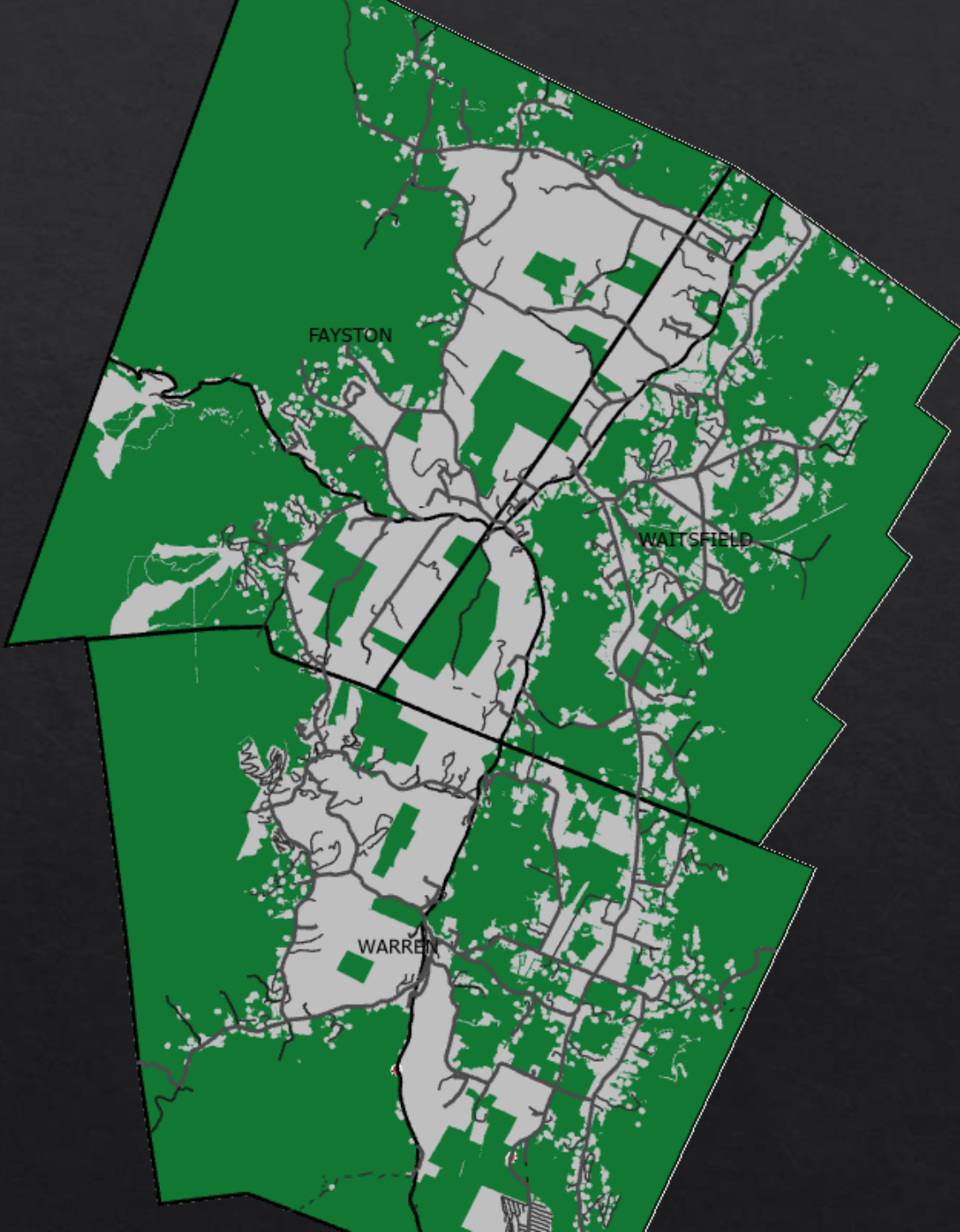


# Future Land Use Areas: Rural Conservation

- ◆ Areas of significant natural resources, identified by regional planning commissions or municipalities based upon existing Agency of Natural Resources mapping
- ◆ Require special consideration for:
  - ◆ aquifer protection;
  - ◆ wetland protection;
  - ◆ the maintenance of forest blocks, wildlife habitat, and habitat connectors; or
  - ◆ other conservation purposes

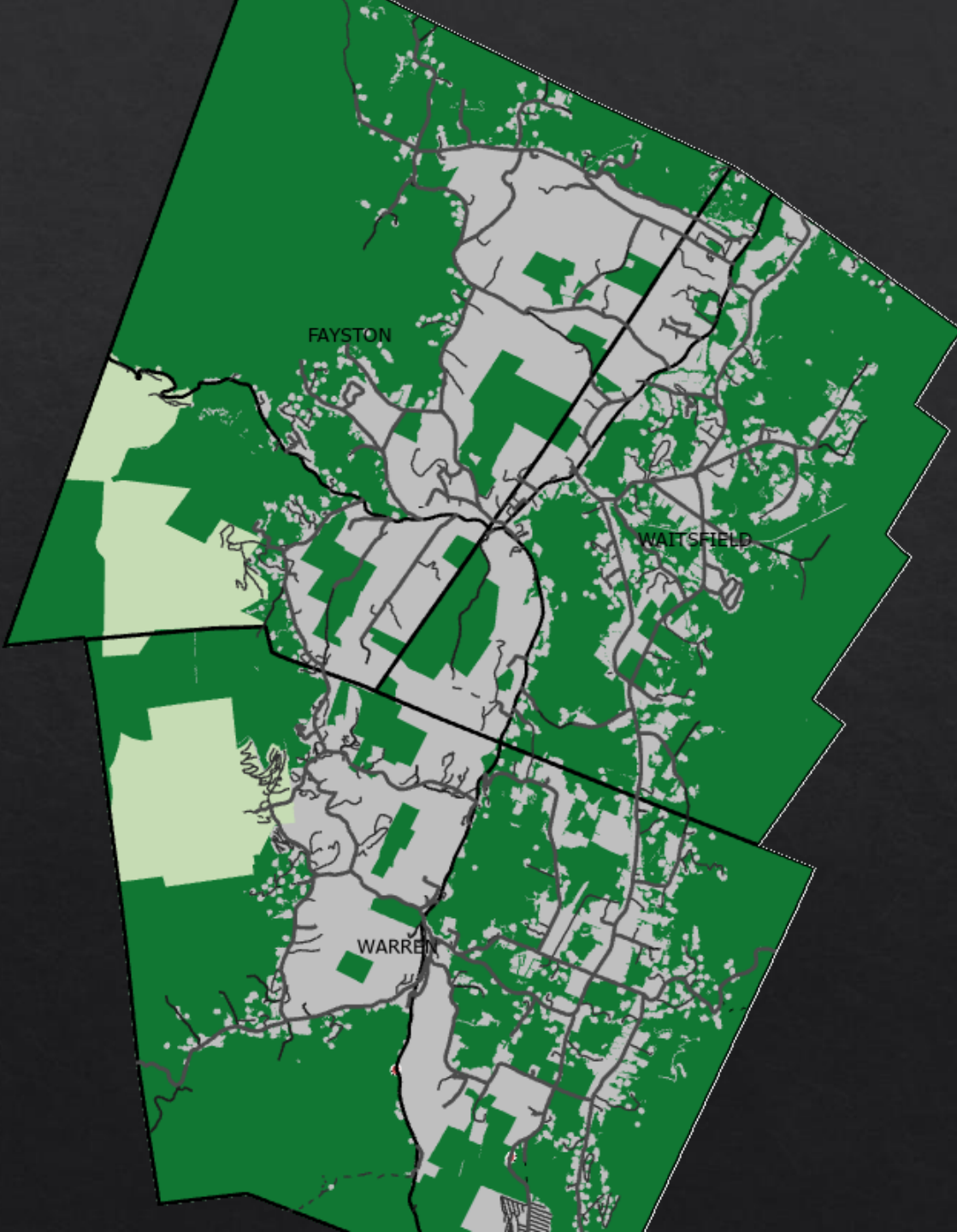
# Rural Conservation

- Elevation > 2,500'
- Highest priority interior forest blocks
- Protected lands
- Highest priority habitat blocks
- Slopes > 25%
- Wetlands



# Resource-Based Recreation

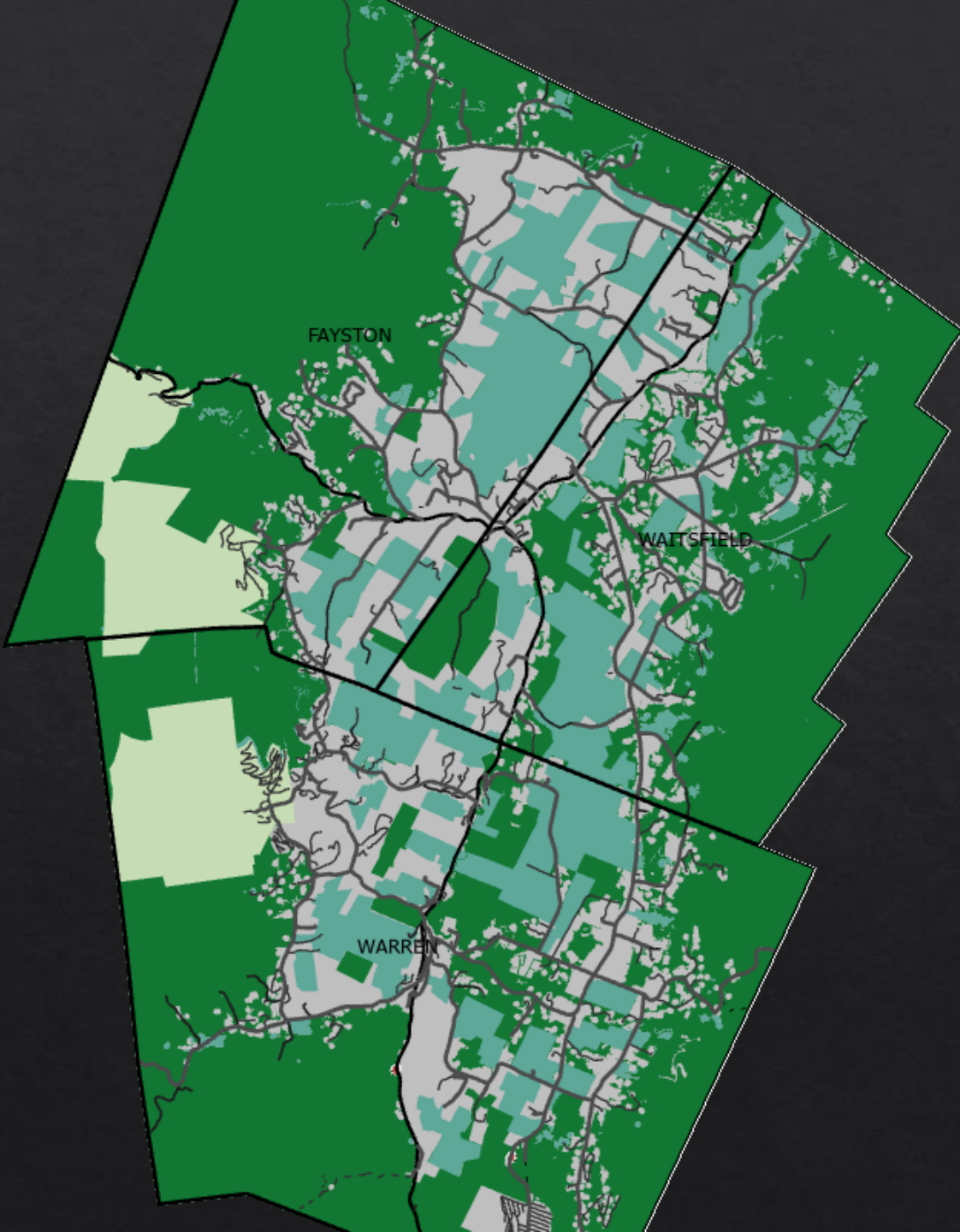
- Ski areas
- Lakeshores (not yet included)





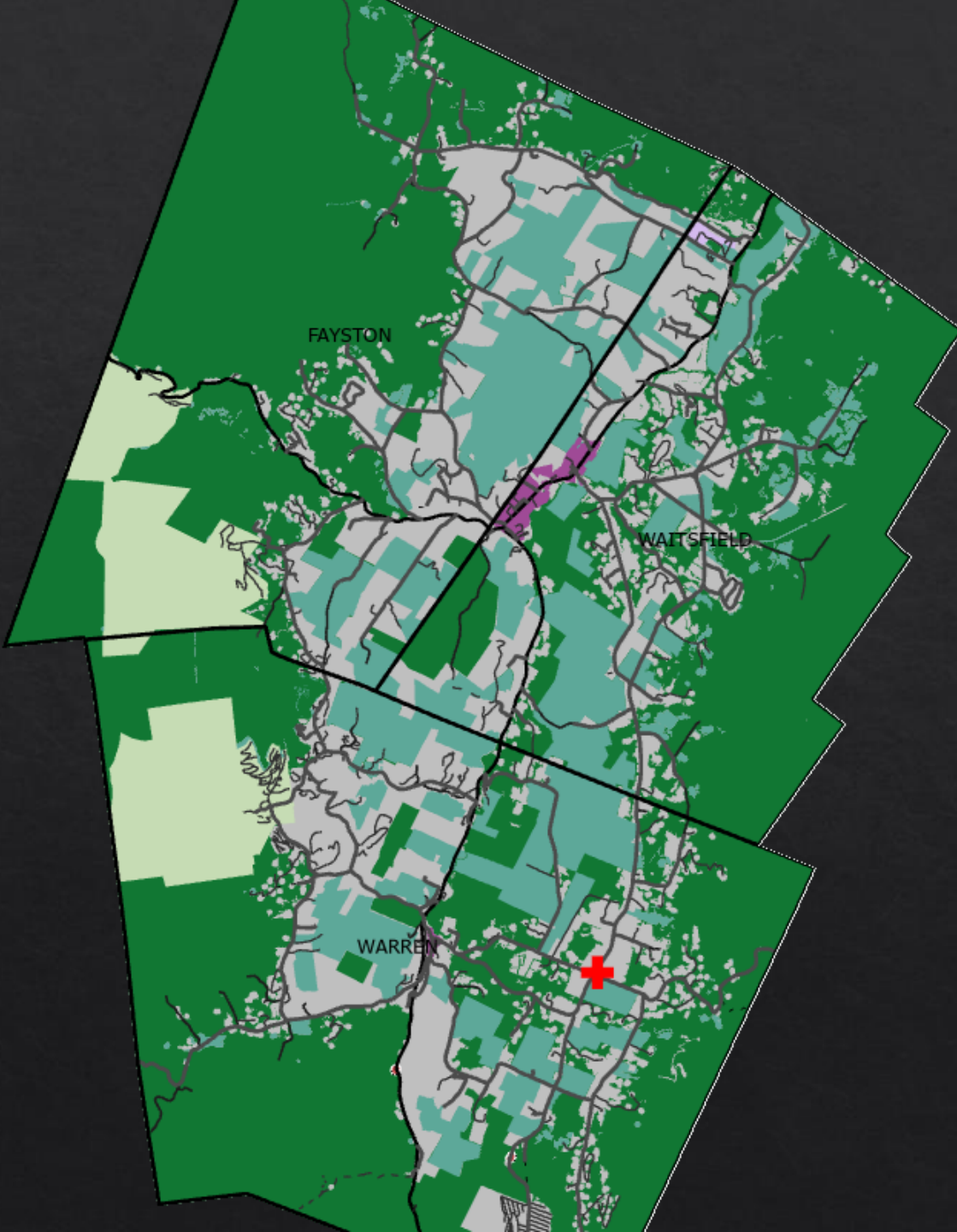
# Rural Ag / Forest

- Use Value & Appraisal parcels

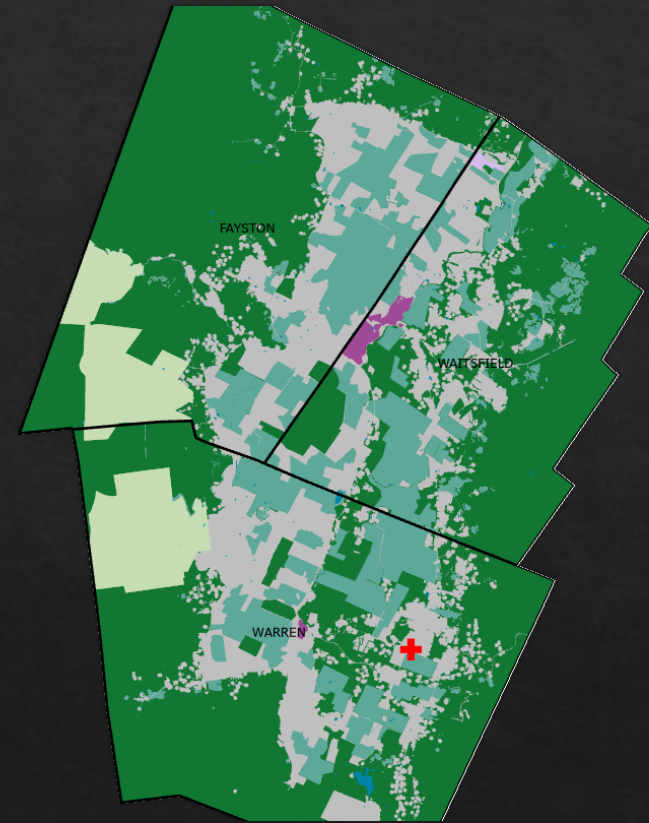
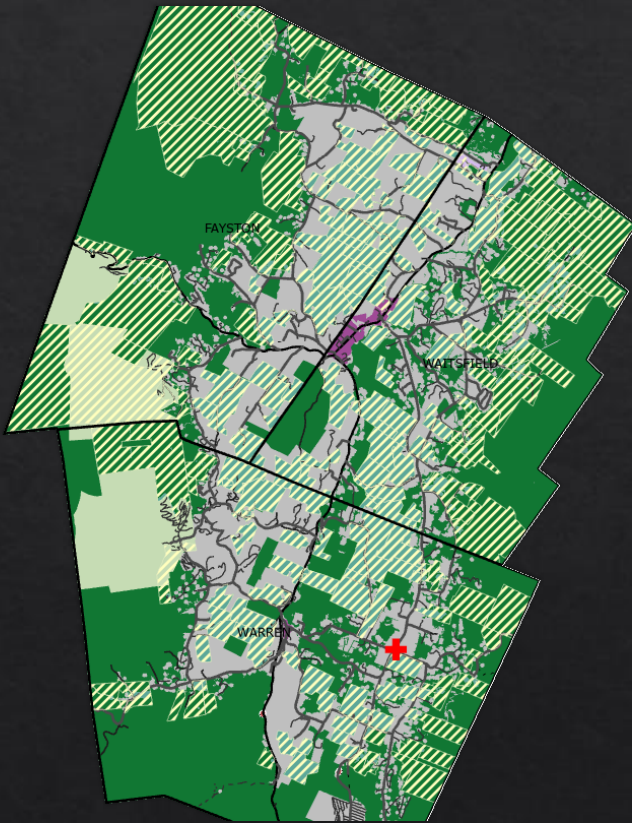


# State Designations

- Designated Downtown
- Designated Village Center
- Designated Growth Center
- New Town Center
- Neighborhood Development Area
- Hamlets

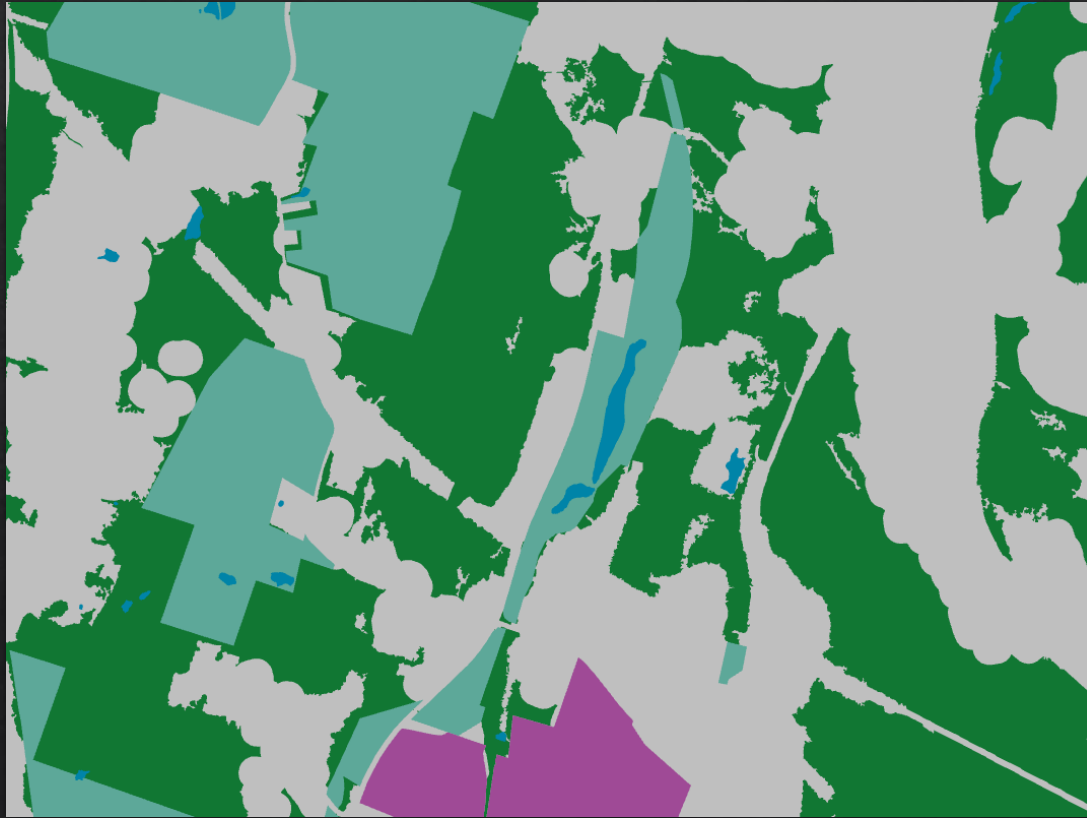


# Unanswered Questions – Defining Future Land Use Area Edges





# Unanswered Questions – Boundary Smoothing



# Unanswered Questions – Flood Hazards

