

Central Vermont Regional Land Use Map

As part of drafting a new Regional Plan, Regional Planning Commissions are required to use standardized, statewide Future Land Use (FLU) Area classifications on a Regional Land Use Map. See and comment on the Map: <https://bit.ly/CVRPCFLUMAP> More about FLUAs: <https://bit.ly/VAPDAFLUA>

Regional FLUA classifications do not override local zoning, subdivision, or river corridor regulations. The Regional Map will not replace your local Future Land Use Map or goals in your City or Town Plan.

IMPORTANT NOTE: The Tier 3 and Road Rule parts of Act 181 have been repealed.

Downtown Centers

Village Centers

Planned Growth Areas

Village Areas

These categories include historic and civic centers, high-density existing settlements, and areas with a cohesive mix of residential, civic, commercial, and mixed-use buildings. It also includes areas identified for future development. Considerations include available water and wastewater infrastructure, walkability, a confirmed town plan, and zoning.

Tier 1 status can exempt some development from Act 250 requirements. **Downtown Centers**, **Village Centers**, and **Planned Growth Areas** are eligible for Tier 1A status. **Village Areas** are eligible for Tier 1B status. *Tier 1 eligibility does not require a municipality to pursue Tier 1 status.* Opting in is a local decision made by resolution of your Select Board or City Council.

Rural General

Rural Agriculture or Forestry

Rural Conservation*

Resource Based Recreation

Rural Agriculture and Forestry: Land that is currently open or forested; or enrolled in the Current Use program

Rural Conservation: State-owned land; land with existing development easements; special flood hazard areas; river corridors; some wetlands; and bodies of water.

Rural General: Often smaller rural parcels which did not meet the requirements of Rural Ag and Forestry or Rural Conservation were mapped as Rural General.

Resource-based Recreation: Large recreation areas built around natural features like ski resorts; lakes; or concentrated trail networks.

**Rural Conservation classification does not create additional permitting requirements. Development in all rural areas will follow the same permitting process they currently use.*

Transition or Infill

Enterprise

Special Use

Transition/Infill: Areas suitable for higher-density, mixed-use, or residential development through new construction or redevelopment.

Enterprise: Includes industrial parks; natural resource extraction sites like quarries; and other commercial uses that require larger areas of land.

Special Use: Areas that don't fit neatly into an existing FLUA category (e.g., Interstate 89, Norwich University, the Capitol Campus, and Thunder Road).

Learn more about the Central Vermont Regional Plan here: <https://bit.ly/CVRPC2026PLAN>
Comment on the plan or map here: <https://bit.ly/PLANCOMMENTFORM>

2026 Draft Regional Plan

Central Vermont Regional Planning Commission



We want to hear from you to help shape the goals and priorities for the Region! **CVRPC is seeking feedback** to include the voices and needs of the Central Vermont community into its Regional Plan and Regional Land Use Map.

What is the Regional Plan?

The Regional Plan is a visionary document, guiding development and growth in the region.

What is the Future Land Use Map?

The Future Land Use Map identifies how land is currently being used, and identifies areas suitable for denser development based on infrastructure and community factors.

Local regulations, decisions and community priorities will remain the primary guides for development decisions.

Scan the QR code to leave comments on the Regional Plan and the Future Land Use Map.

Comments and questions can also be emailed to banbury@cvregion.com or mailed to the Central Vermont Regional Planning Commission at 29 Main Street, Suite 4 Montpelier, Vermont 05602.

Comments will be accepted until August 28, 2026.

Central Vermont Draft Regional
Plan 2026 Feedback Form



(<https://bit.ly/PLANCOMMENT>)

To access the interactive map viewer:

<https://bit.ly/CVRPCFLUMAP>

To read the Regional Plan and for more

information: <https://bit.ly/CVRPC2026PLAN>

See paper copies of the draft Plan and Map at your City/Town Offices or your local library