

Regional Future Land Use Map

Future Land Use Area Definitions

- Higher Density Growth Areas
 - Downtown Centers
 - Village Centers
 - Planned Growth Areas
 - Village Areas
- Enterprise Areas
- Transition/Infill Areas
- Resource-based Recreation Areas
- Hamlets
- Rural Areas
 - General
 - Agriculture and Forestry
 - Conservation

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Downtown Centers

- Vibrant, mixed-use, walkable centers bringing together community economic activity and civic assets.
- The Downtown Centers are the central business and civic centers
- May be surrounded by **Planned Growth Areas**, **Village Areas**, or may stand alone.
- Requires:**
 - Public water and wastewater
 - Zoning and subdivision bylaws

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Village Center

- Vibrant, mixed-use, walkable centers bringing together community economic activity and civic assets.
- The Village Centers are the central business and civic centers and may be surrounded by **Planned Growth Areas**, **Village Areas**, or may stand alone
- **Requires:**
 - No requirement for zoning, or subdivision
 - No requirements for water/wastewater*

**Unless a municipality is pursuing Tier 1 status*

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Planned Growth Area

- High-density existing settlement & future growth areas with high concentrations of population, housing & employment
- Mixture of (non)historic commercial, residential & civic / cultural sites
- **Requires:**
 - Approved municipal plan: indicating the area is intended for higher density residential & mixed-use development
 - Permanent zoning & subdivision bylaws
 - Water supply or wastewater or both
 - Excludes flood hazard & river corridor areas, except in areas suitable for infill development
 - Within walking distance of a Downtown Center or Village Center
 - Provides housing for a diversity of social & economic groups
 - Conforms with "complete streets" principles

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Village Area

- Traditional settlement or proposed new settlement area
- Cohesive mix of residential, civic, religious, commercial & mixed-use buildings organized along a main street & intersecting streets
- **Requires:**
 - Approved municipal plan
 - Permanent zoning & subdivision bylaws
 - Flood hazard and river corridor regulations
 - Within walking distance of a Downtown Center or Village Center
 - Water supply or wastewater infrastructure, or suitable soils
 - Room to grow that will be flood resilient

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Transition/Infill

- 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
- Intention to transform these areas into higher-density, mixed-use settlements
- Linear strip development is not allowed

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Enterprise Area

- 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

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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

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Hamlet

- 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

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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

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Rural Agriculture and 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

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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

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Tier 1A	Tier 1B
• Boundaries consistent with Downtown Centers, Village Centers and Planned Growth Areas on Regional FLU map • Municipal <u>application</u>, LURB review and approval • Full Act 250 Exemption	• Boundaries consistent with Downtown Centers, Village Centers, Planned Growth Areas and Village Areas on Regional FLU Map • Municipal <u>requested</u>, LURB review and approval • Limited Act 250 Exemption
For a more complete review of the differences between Tier 1A and Tier 1B, go to https://centralvtplanning.org/wp-content/uploads/2026/07/Tier-1A-and-1B-Explainer.pdf	

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Tier 1A Eligibility Requirements
• Municipal Plan confirmed by the RPC • Water and wastewater • Development regulations • Unified bylaws or zoning and subdivision regulations • Flood hazard and river corridor bylaws* • Inclusion of Smart Growth Principles (form and scale) • Municipal capacity to administer permitting • Staff availability, qualifications, availability and budget • https://act250.vermont.gov/tier-1a-approval-process
<i>*Either Flood Hazard District and River Corridor regulations, or those areas are excluded from Tier 1A</i>

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Tier 1B Eligibility Requirements

- Downtown Center, Village Center, Planned Growth Area
- Municipal plan and RPC confirmation
- Flood hazard and river corridor bylaws
 - (If flood hazard or river corridors are within the Tier 1 area or unless the area is suitable for infill development)
- Unified bylaws or zoning and subdivision regulations
- Water, wastewater or soils that can accommodate compact development
- Municipal capacity
 - Staff availability, qualifications, availability and budget

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Tier 1 Next Steps

- Reach out to CVRPC with any questions, feedback, or potential map changes
- Decide if Tier 1A and/or 1B is right for your municipality
- **Applying for Tier 1B**
 - Pass a resolution opting into Tier 1B and submit to CVRPC
 - Can apply with 2026 Regional Plan submission*, or through a Regional Plan amendment in the future.
- **Applying for Tier 1A**
 - Start compiling information and documentation for Tier 1A application
 - May be submitted to the LURB after Regional Plan is adopted and approved by the LURB

**To have your Tier 1B application considered with the 2026 Regional Plan, please submit your municipal resolutions to CVRPC by August 28, 2026*

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Useful Links:

- VAPDA Future Land Use Area Methodology:
<https://bit.ly/VAPDAFLUA>
- Tier 1A Statute:
<https://legislature.vermont.gov/statutes/section/10/151/06033>
- Tier 1B Statute:
<https://legislature.vermont.gov/statutes/section/10/151/06034>
- CVRPC Regional Plan webpage:
<https://centralvtplanning.org/programs/regional-planning/regional-plan/>
- LURB Regional Plan Database:
<https://anrweb.vt.gov/ANR/Act250/RPDefault.aspx>