

Land Use Categories

Downtown/Village Centers

- Vibrant, mixed-use centers bringing together community economic activity and civic assets.
- Includes all existing Village Centers and Downtowns
- Downtown and Village Centers are the central business and civic centers adjacent to Planned Growth Areas, Village Areas, or may stand alone.
- Village Centers have no requirement for municipal plans, zoning, subdivision or infrastructure.

Planned Growth Areas

- Densest existing settlement and future growth areas with the highest concentrations of population, housing, and employment in each region and town, as appropriate.
- Include a mix of commercial, residential, and civic or cultural sites with active streetscapes.
- Adjacent to downtowns and village centers
- Requirements: zoning, subdivision, public water and/or wastewater, and Complete Streets.

Village Areas

- Traditional settlement area or a proposed new settlement area, typically comprised of a cohesive mix of residential, civic, religious, commercial, and mixed-use buildings, arranged along a main street and intersecting streets that are within walking distance for residents who live within and surrounding the core.
- Provide some opportunity for infill development and/or new development areas where the village can grow in a flood resilient way.
- Requirements: zoning, subdivision, and public water, or sewer, or suitable soils

Transition (Infill) Areas

- Areas of existing or planned commercial, office, mixed-use development, or residential uses either adjacent to a Planned Growth or Village Area or a new stand-alone Transition Area.
- Intent to transform into higher-density, mixed use settlements, or residential neighborhoods through infill and redevelopment or new development.
- Could also include adjacent greenfields safer from flooding and planned for future growth.
- Requirements: served by, or planned for, water and/or wastewater and new commercial linear strip development not allowed.

Enterprise Area

- Locations of high economic activity and employment, such as industrial parks or resource extraction.

Resource-Based Recreation Areas

- Large-scale resource-based, recreational facilities, often concentrated around ski resorts, lakeshores, or concentrated trail networks, which provide infrastructure, jobs, and housing to support recreational activities.

Hamlets

- Small historic clusters of homes and perhaps a school, church, store, or other public buildings not planned for significant growth; no public water supply or wastewater systems. These may be depicted as points on the map.

Rural – General

- Areas that promote the preservation of Vermont's traditional working landscape and natural area features. Low-density residential and sometimes limited commercial development that is compatible with productive lands and natural areas.

Rural – Agriculture & Forestry

- Blocks of forest or farmland that sustain resource industries, provide critical wildlife habitat and movement, outdoor recreation, flood storage, aquifer Future recharge, and scenic beauty; contribute to economy and quality of life

Rural – Conservation

- Areas intended to be conserved often with regulations or State or non-profit purchase of property rights. These lands have significant ecological value, and require special protection due to their uniqueness, fragility, or ecological importance.