

CVRPC Future Land Use Map Development

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Brian Voigt, Program Manager

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
 - ◆ Up to 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

Statewide Mapping 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 Area Maps

High-Density Growth Areas

Downtown & Village Centers
Planned Growth Areas
Village Areas

Low- to Moderate-Density Growth Areas

Enterprise Areas
Transition & Infill Areas
Resource-based Recreation Areas
Hamlets

Rural Areas

Agriculture and Forestry
Conservation
General

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