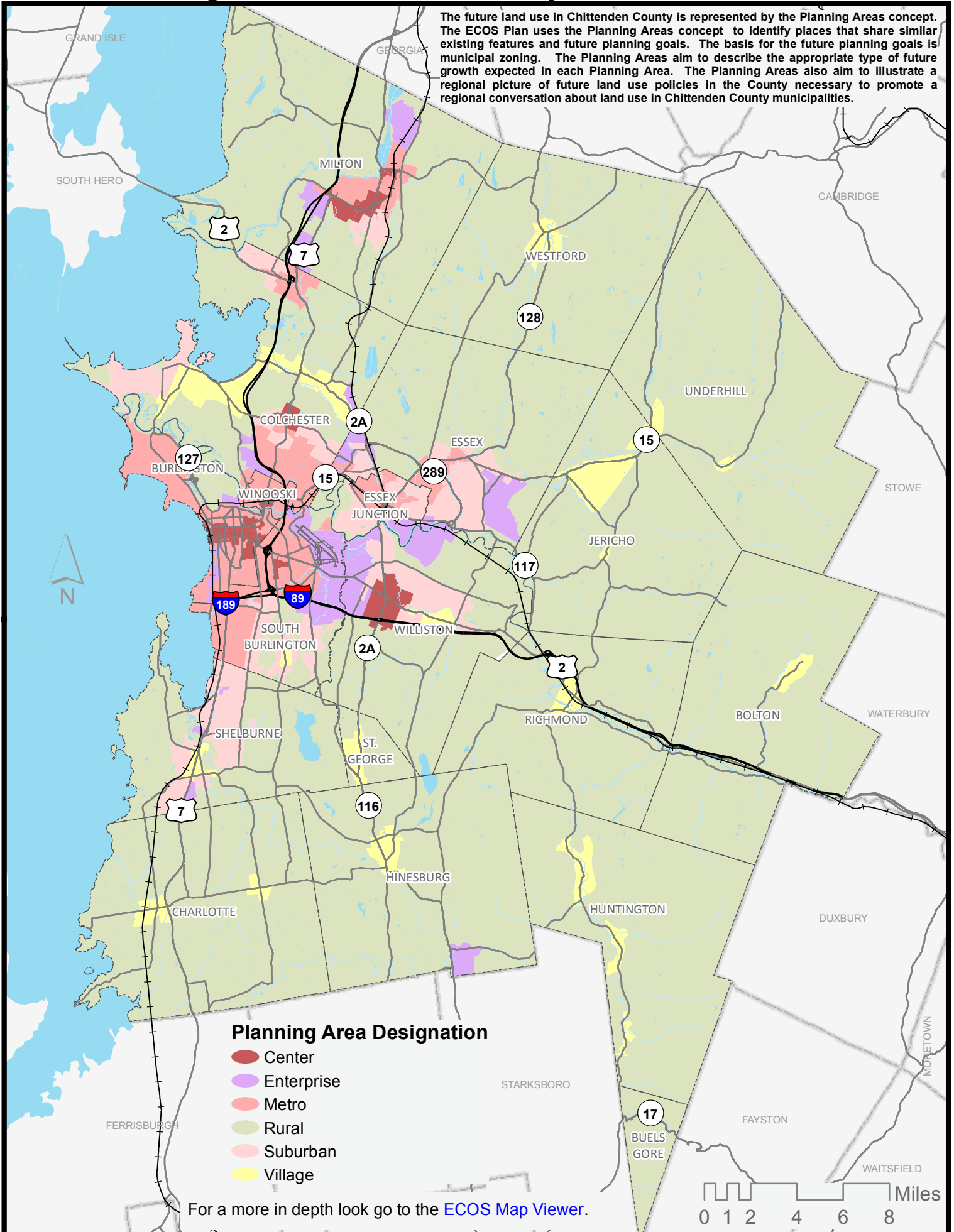


Map 2 - Chittenden County Future Land Use

The future land use in Chittenden County is represented by the Planning Areas concept. The ECOS Plan uses the Planning Areas concept to identify places that share similar existing features and future planning goals. The basis for the future planning goals is municipal zoning. The Planning Areas aim to describe the appropriate type of future growth expected in each Planning Area. The Planning Areas also aim to illustrate a regional picture of future land use policies in the County necessary to promote a regional conversation about land use in Chittenden County municipalities.



Map 2 - Future Land Use Map

The future land use map identifies the location and boundaries of the Chittenden County Regional Planning Areas as described below.

Planning Areas

The ECOS Plan uses the Planning Areas concept to identify places that share similar existing features and future planning goals. The Planning Areas reflect current municipal zoning. In addition, the scenario exercise described in Section 3.1 showed public support for growth in line with these Planning Areas. The Planning Areas aim to describe the appropriate type of future growth expected in each Planning Area; however the exact uses and densities allowable are determined by local ordinances. The Planning Areas also aim to illustrate a regional picture of future land use policies in the County necessary to promote a regional conversation about land use in Chittenden County municipalities. The six Planning Areas are depicted on the Future Land Use Plan Map. They are Center, Metro, Suburban, Village, Rural, and Enterprise.

Center Planning Areas are intended to be regional centers or traditional downtowns that serve the County and beyond and contain a mix of jobs, housing, and community facilities. Center Planning Areas also contain the County's highest density and largest-scale developments with residential densities generally ranging from 7 to more than 60 dwelling units per acre. Center Planning Areas may contain a state designated New Town Center, Growth Center, Tax Increment Financing District, or high density Village Center. Development in downtown centers primarily happens through infill development of underutilized vacant land and adaptive reuse of older structures whereas, development in municipal growth centers occurs in targeted areas that will accommodate future anticipated growth. These land uses are locally planned and managed to coexist successfully with neighborhoods and natural areas. Places within Center Planning Areas are served by wastewater facilities, other infrastructure, and offer a variety of transportation options, including non-motorized modes

Metro Planning Areas are areas where local zoning authorizes places to accommodate jobs and housing in a compact development pattern that supports transit service and encourages pedestrian activity and are within the sewer service area. Commercial land uses found in the Metro Planning Area are intended to serve the nearby residential area. Existing densities within Metro Planning Areas are typically higher than those found in the Suburban, Rural, Village, and Enterprise Planning Areas and generally range between 4 and 20 dwelling units per acre. Future development in the metro area should be encouraged to occur at the higher end of this range to ensure that there are adequate housing and jobs in these areas.

Suburban Planning Areas are areas near a Center Planning Area, Metro Planning Area, Village Planning Area, or Enterprise Planning Area where local zoning authorizes future development to occur at scales, densities, and uses compatible with existing development and with general residential densities greater than 1 and less than 4.5 dwelling units per acre. Many parts of the Suburban Planning Area already have been developed, often in suburban styles of development and are predominantly within the sewer

service area. Future development and redevelopment in this Planning Area should be publicly sewered, minimize adverse impacts on natural resources, and protect strategic open space.

Enterprise Planning Areas are areas where local zoning authorizes a future concentration of employment uses that attract workers from the County and multi-county region. Development in these Planning Areas should have adequate wastewater capacity and access to transit or be near these services. Typically, this area encompasses major employers or a cluster of single employers and has current or planned transit service.

Village Planning Areas are areas where local zoning authorizes a variety of future residential and nonresidential development at densities and scales in keeping with the character of a Vermont village, generally between 2 and 12 dwelling units per acre if sewered and between 0.2 and 4 units per acre if not sewered. Village Planning Areas are compact areas of mixed-use activities that maintain the character of a Vermont village. This type of Planning Area is intended to serve its local surroundings as a place where people can live, work, shop and recreate.

Rural Planning Areas are areas where regional and town plans promote the preservation of Vermont's traditional working landscape and natural area features. The Rural Planning Area also provides for low density commercial, industrial, and residential development (generally 1 dwelling unit per acre or less) that is compatible with working lands and natural areas so that these places may continue to highlight the rural character and self-sustaining natural area systems. Development in the rural planning areas is typically outside the sewer service area.