

Zoning District Discussion Outline

Village Business District

Core “downtown” district, primarily commercial, civic and mixed use

Highest density

Dimensional standards to control building siting, scale and form

Village Mixed Use District

Portion of the Route 2 corridor characterized by village development pattern, a mix of small-scale commercial, civic and residential uses

High density (would qualify for VT Neighborhood designation)

Dimensional standards to control building siting, scale and form

Village Residential District

Areas extending out from the Village Business and Village Mixed Use districts generally served by existing road network and suitable for additional residential development

High density (would qualify for VT Neighborhood designation)

District is smaller than area designated in village master plan in order to create an incentive for compact development patterns and provision of infrastructure. Also in recognition that there is not adequate demand for growth to build-out a large village residential area at the present time. District could be extended (with infrastructure) over time if condition change.

General Business District

Current industrial area between Routes 2 and 14

Allow for primarily industrial, office or service uses, discourage commercial uses, prohibit residential uses

Rural Business District

Current highway commercial areas along Route 2

Recognize existing development pattern, allow for continued commercial uses, focus on improved access management and aesthetics (better quality site design)

Rural Hamlet District

Recognize existing hamlet settlements in East Montpelier Center and North Montpelier

Allow for small-scale, low-impact commercial uses in addition to residential

Match existing settlement pattern with smaller lots and shallow setbacks

Rural Residential District

Rural areas along state highways and Class 2 roads and extending out from village, generally excludes areas with significant natural resource constraints

Moderate density residential recognizing that these lands are better suited for development than more remote or environmentally sensitive areas

Rural Agricultural District

Rural areas along maintained public roads with less severe natural resource constraints

Low density residential

Rural Conservation District

Public or conserved land, lands not accessible from public maintained roads, land with severe natural resource constraints

Very low density residential
