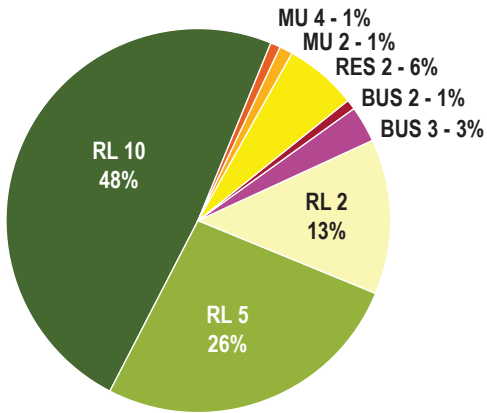


EAST MONTPELIER DRAFT ZONING DISTRICT MAP
V.04 (20 MARCH 2019)

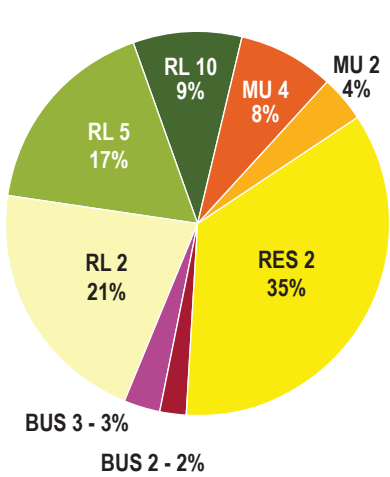
KEY	MIN LOT SIZE	MAX DENSITY
Mixed Use 4 (MU 4)	0.25 acre	1 use per 0.25 acre of lot area
Mixed Use 2 (MU 2)	0.5 acre	1 use per 0.5 acre of lot area
Residential 2 (RES 2)	0.5 acre	1 use per 0.5 acre of lot area
Business 2 (BUS 2)	2 acres	1 use per 2 acres of lot area
Business 3 (BUS 3)	3 acres	1 use per 3 acres of lot area
Rural 2 (RL 2)	2 acres	1 use per 2 acres of lot area
Rural 5 (RL 5)	2 acres ¹	1 use per 5 acres of lot area
Rural 10 (RL 10)	2 acres ²	1 use per 10 acres of lot area

1 - Minimum lot size for non-residential lots will be 5 acres
2 - Minimum lot size for non-residential lots will be 10 acres

ACREAGE



MAX DEVELOPMENT POTENTIAL



DEVELOPMENT POTENTIAL BY DISTRICT

DISTRICT	EXISTING	MAX PROPOSED	MAX CURRENT	MAX CHANGE
MU 4	74 units/uses	407 units/uses	61 units/uses	+567%
MU 2	41 units/uses	206 units/uses	85 units/uses	+142%
RES 2	134 units/uses	1,906 units/uses	378 units/uses	+404%
BUS 2	39 units/uses	82 units/uses	116 units/uses	-29%
BUS 3	25 units/uses	153 units/uses	347 units/uses	-56%
RL 2	260 units/uses	940 units/uses	876 units/uses	+7%
RL 5	313 units/uses	678 units/uses	1,277 units/uses	-47%
RL 10	169 units/uses	377 units/uses	1,067 units/uses	-65%
Total	1,055 units/uses	4,748 units/uses	4,207 units/uses	+13%