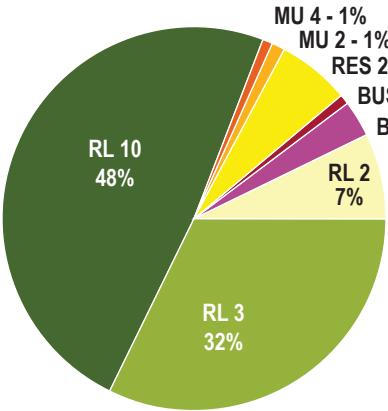


EAST MONTPELIER DRAFT ZONING DISTRICT MAP
V.05 (20 MARCH 2019)

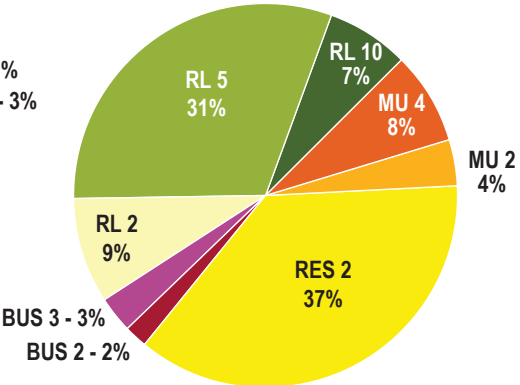
KEY	MIN LOT SIZE	MAX DENSITY
Mixed Use 4 (MU 4)	0.25 acre	1 use per 0.25 acre of lot area
Mixed Use 2 (MU 2)	0.5 acre	1 use per 0.5 acre of lot area
Residential 2 (RES 2)	0.5 acre	1 use per 0.5 acre of lot area
Business 2 (BUS 2)	2 acres	1 use per 2 acres of lot area
Business 3 (BUS 3)	3 acres	1 use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

1 - 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	152 units/uses	347 units/uses	-56%
RL 2	161 units/uses	489 units/uses	644 units/uses	-24%
RL 3	412 units/uses	1,597 units/uses	1,509 units/uses	+3%
RL 10	169 units/uses	377 units/uses	1,067 units/uses	-65%
Total	1,055 units/uses	5,216 units/uses	4,207 units/uses	+24%