

EAST MONTPELIER

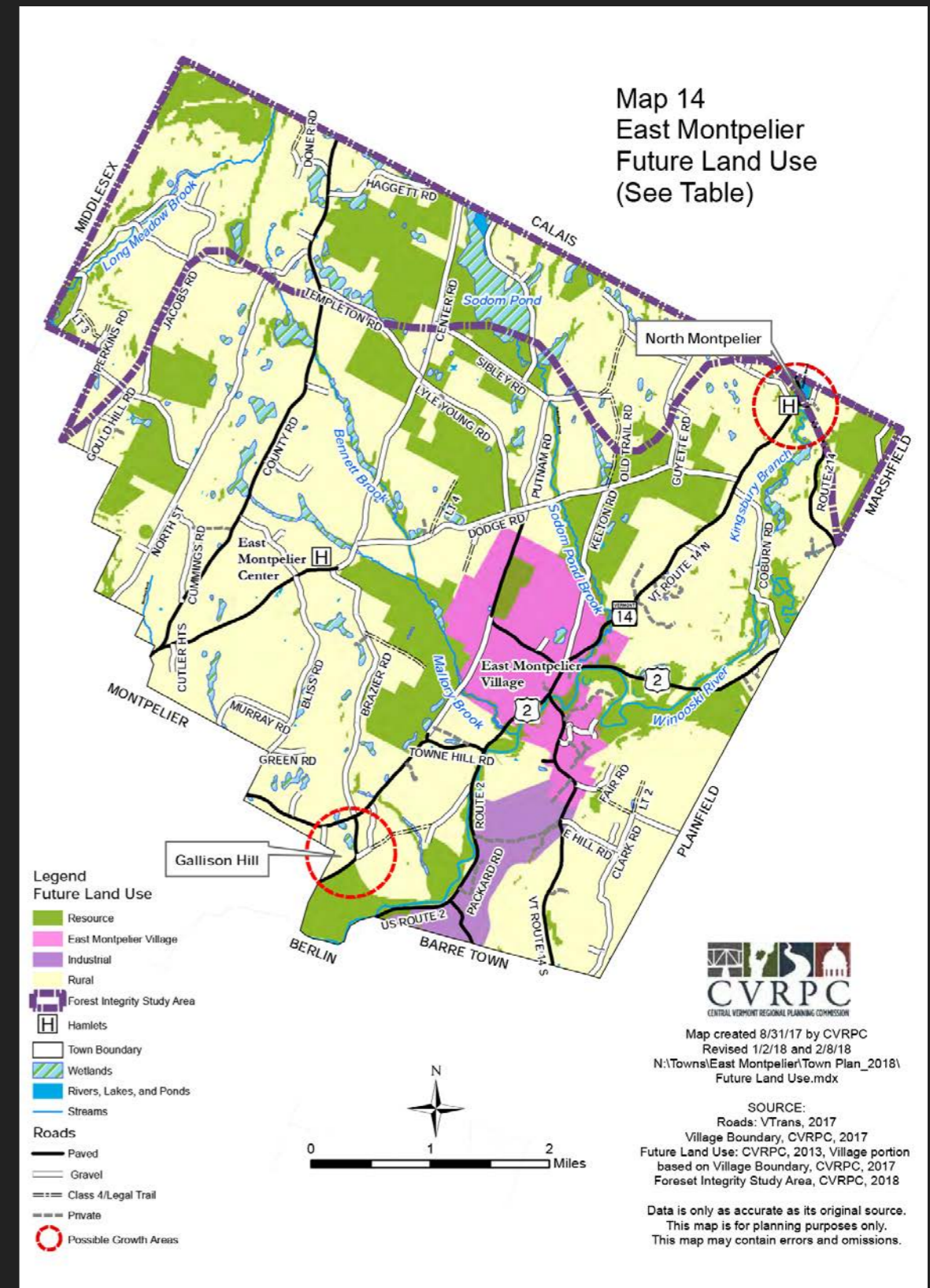
PROPOSED RURAL ZONING DISTRICTS

WHAT IS HAPPENING

- ▶ Comprehensive revision of the Land Use and Development Regulations (LUDs)
- ▶ Reviewed adopted LUDs to assess whether they were effectively implementing the town plan
- ▶ Identified existing provisions that have not been working well
- ▶ Noted changes that needed to be made due to changes in state and federal law
- ▶ Have a first draft ready for public review and comment

RURAL DISTRICTS

- ▶ Maintain rural character, which is created by open space, an irregular development pattern that responds to the landscape, and an overall low density of development
- ▶ Balance natural resource conservation, protection of working farm and forest land, and opportunity for rural residential development
- ▶ Understand that half of the rural area of town has been zoned for moderate rural residential density (3 acre lots) for 40 years.
- ▶ Recognize that a significant amount of rural land is conserved or public (about 4,100 ac or 77% of land in proposed RL 10 district)

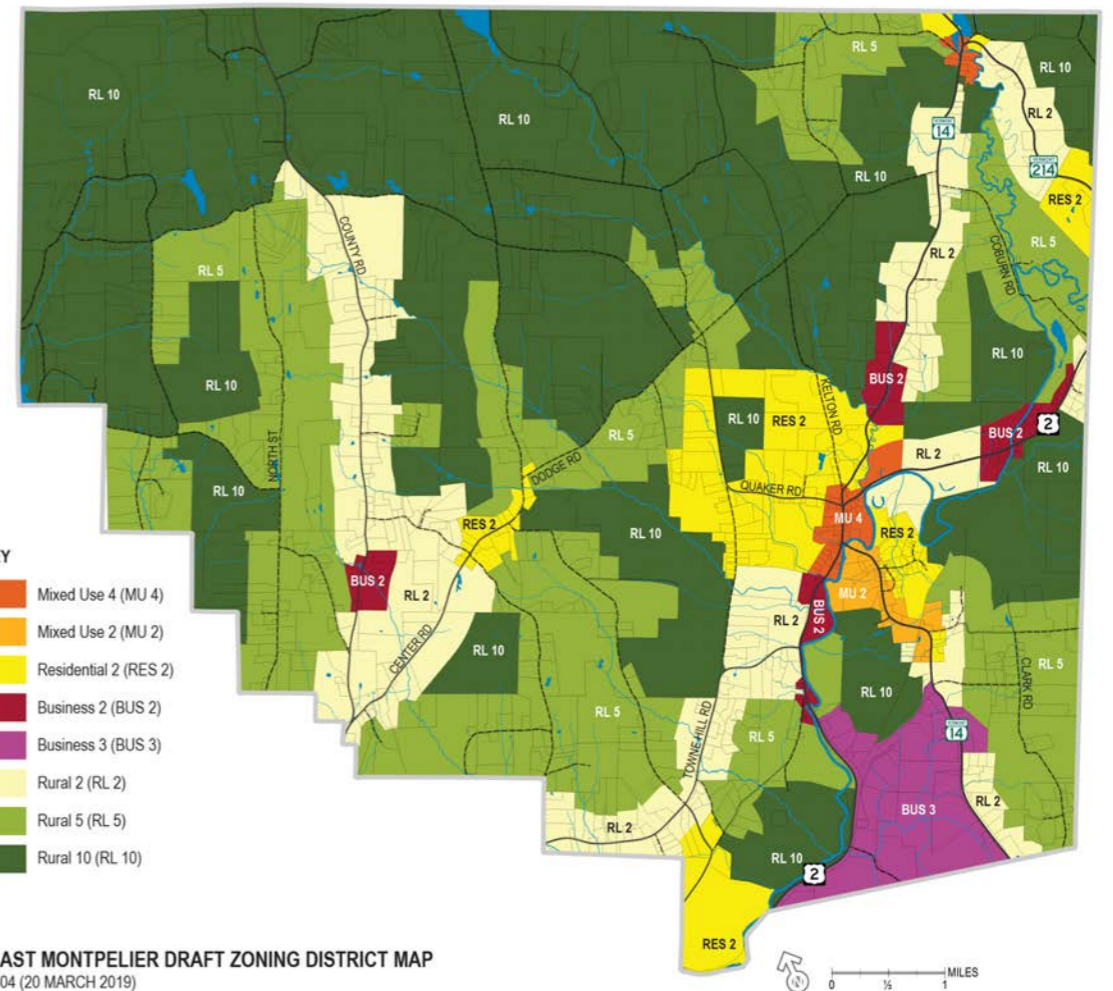


TWO ALTERNATIVES

- ▶ **Alternative A.** Three rural districts at different densities – 1 dwelling per 2 acres, per 5 acres, and per 10 acres.
- ▶ Seeks to guide development closer to paved roads by increasing density along portions of County Road, Center Road, Towne Hill Road and the state highways from 1 house per 3 or 7 acres to 1 house per 2 acres
- ▶ Seeks to guide development away from less readily accessible land by decreasing density in other areas that are now zoned for 1 house per 3 to 1 house per 5 acres
- ▶ More substantial change from current zoning

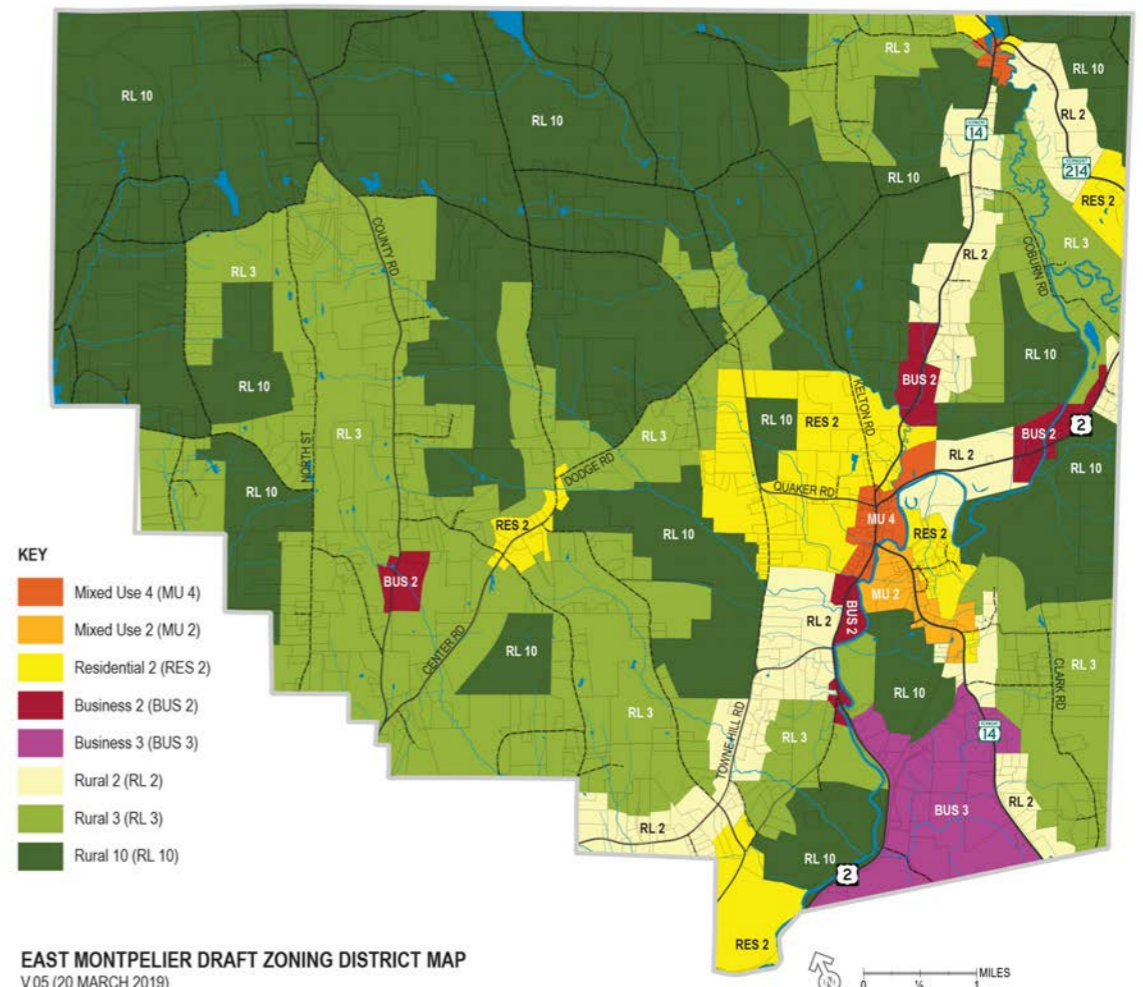


EAST MONTPELIER DRAFT ZONING DISTRICT MAP
V.04 (20 MARCH 2019)



TWO ALTERNATIVES

- ▶ **Alternative B.** Three rural districts at different densities – 1 dwelling per 2 acres, per 3 acres, and per 10 acres.
 - ▶ More similar to current zoning
 - ▶ Does not include any portions of County Road or Center Road in the 2-acre district
 - ▶ Keeps the rest of the rural land at 1 house per 3 acres (as it is under current zoning for the most part)



TWO ALTERNATIVES

▶ **Alternative A.** Three rural districts at different densities – 1 dwelling per 2 acres, per 5 acres, and per 10 acres.

- ▶ More substantial change from current zoning
- ▶ Seeks to guide development closer to paved roads by increasing density along portions of County Road, Center Road, Towne Hill Road and the state highways from 1 house per 3 or 7 acres to 1 house per 2 acres

▶ **Alternative B.** Three rural districts at different densities – 1 dwelling per 2 acres, per 3 acres, and per 10 acres.

- ▶ More similar to current zoning
- ▶ Does not include any portions of County Road or Center Road in the 2-acre district

KEY

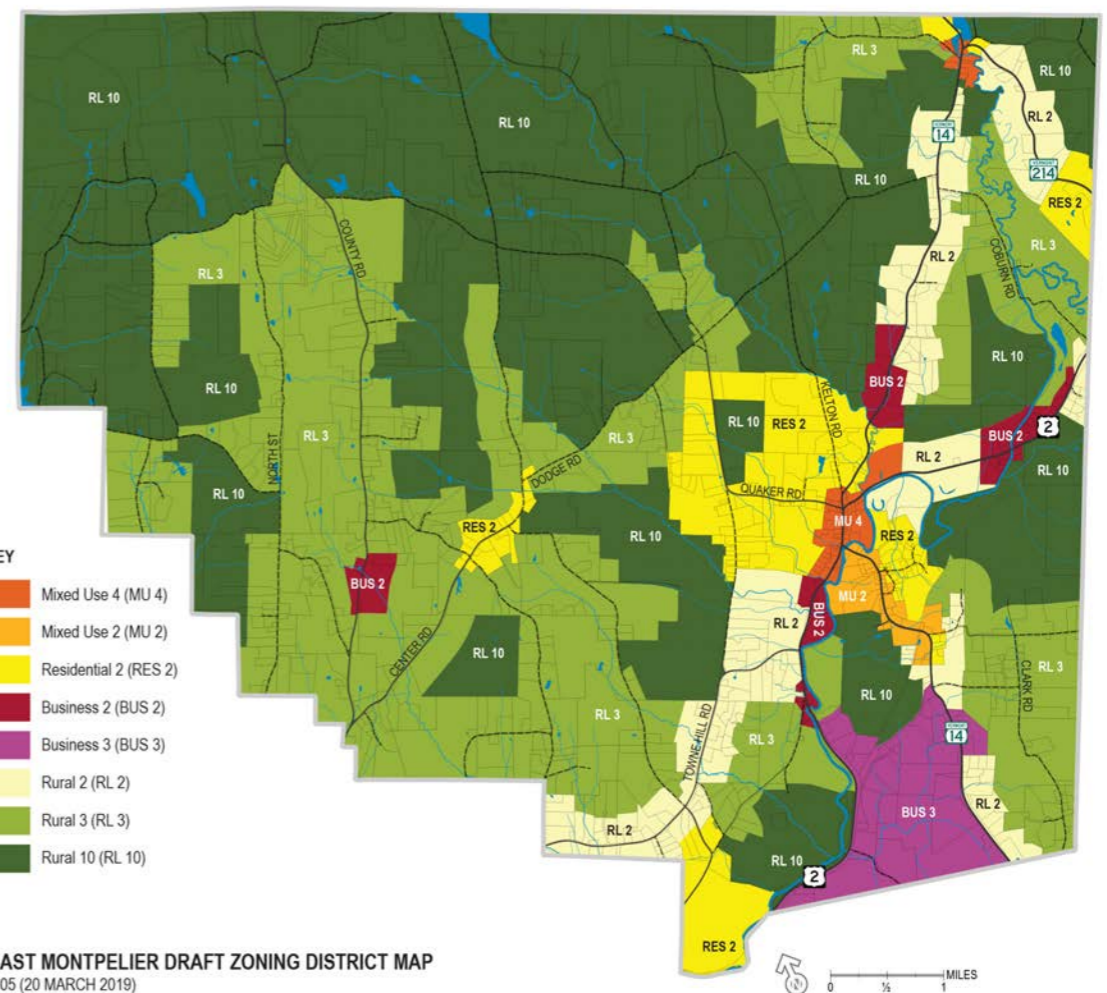
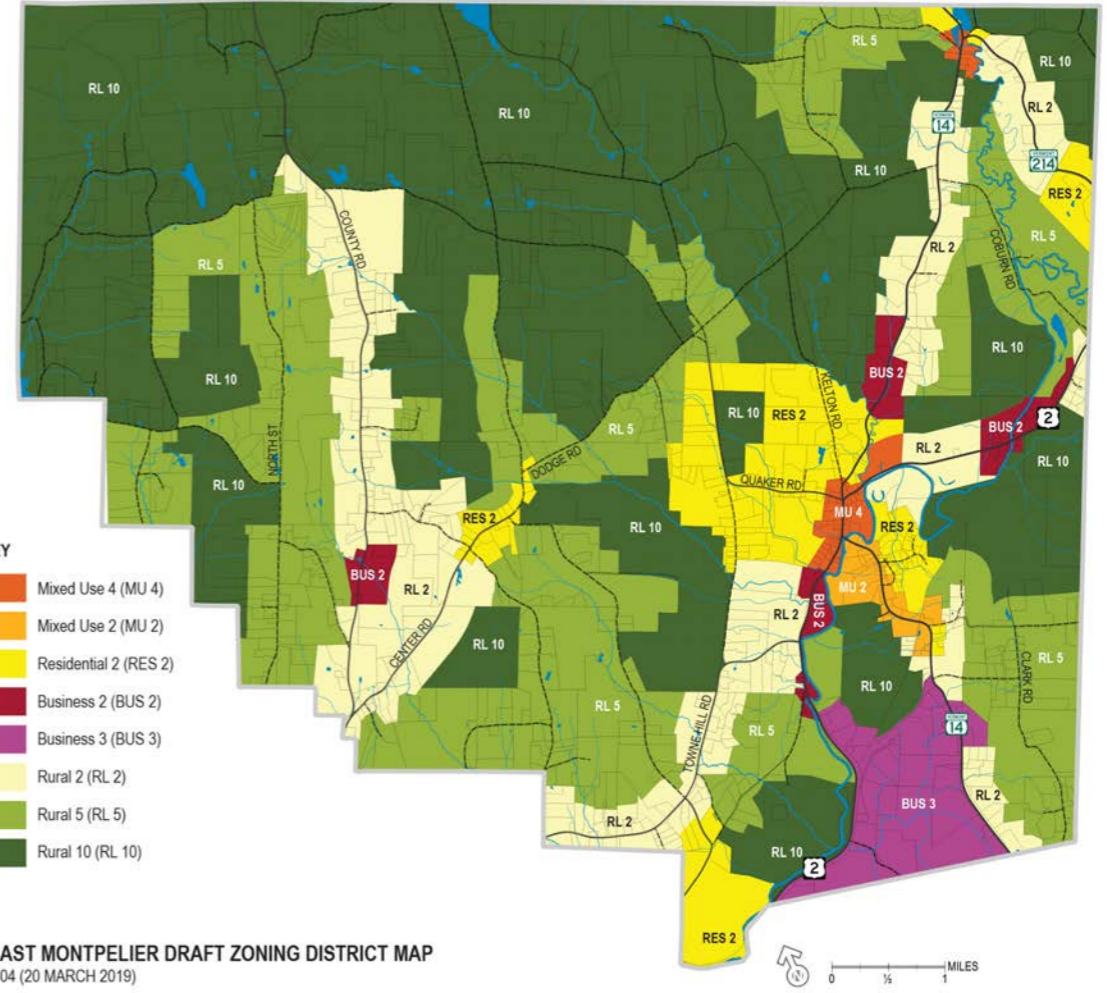
	Mixed Use 4 (MU 4)
	Mixed Use 2 (MU 2)
	Residential 2 (RES 2)
	Business 2 (BUS 2)
	Business 3 (BUS 3)
	Rural 2 (RL 2)
	Rural 5 (RL 5)
	Rural 10 (RL 10)

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

KEY

	Mixed Use 4 (MU 4)
	Mixed Use 2 (MU 2)
	Residential 2 (RES 2)
	Business 2 (BUS 2)
	Business 3 (BUS 3)
	Rural 2 (RL 2)
	Rural 3 (RL 3)
	Rural 10 (RL 10)

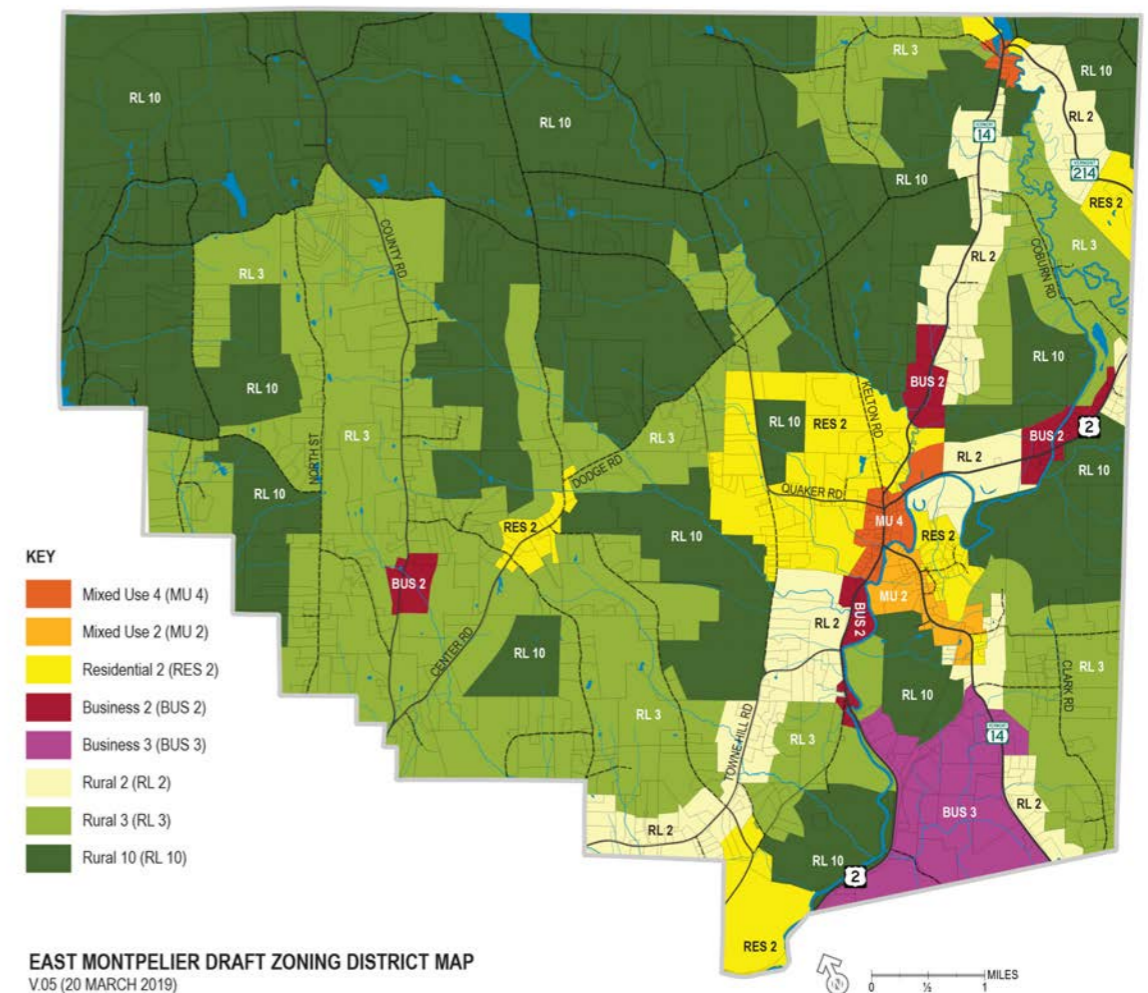
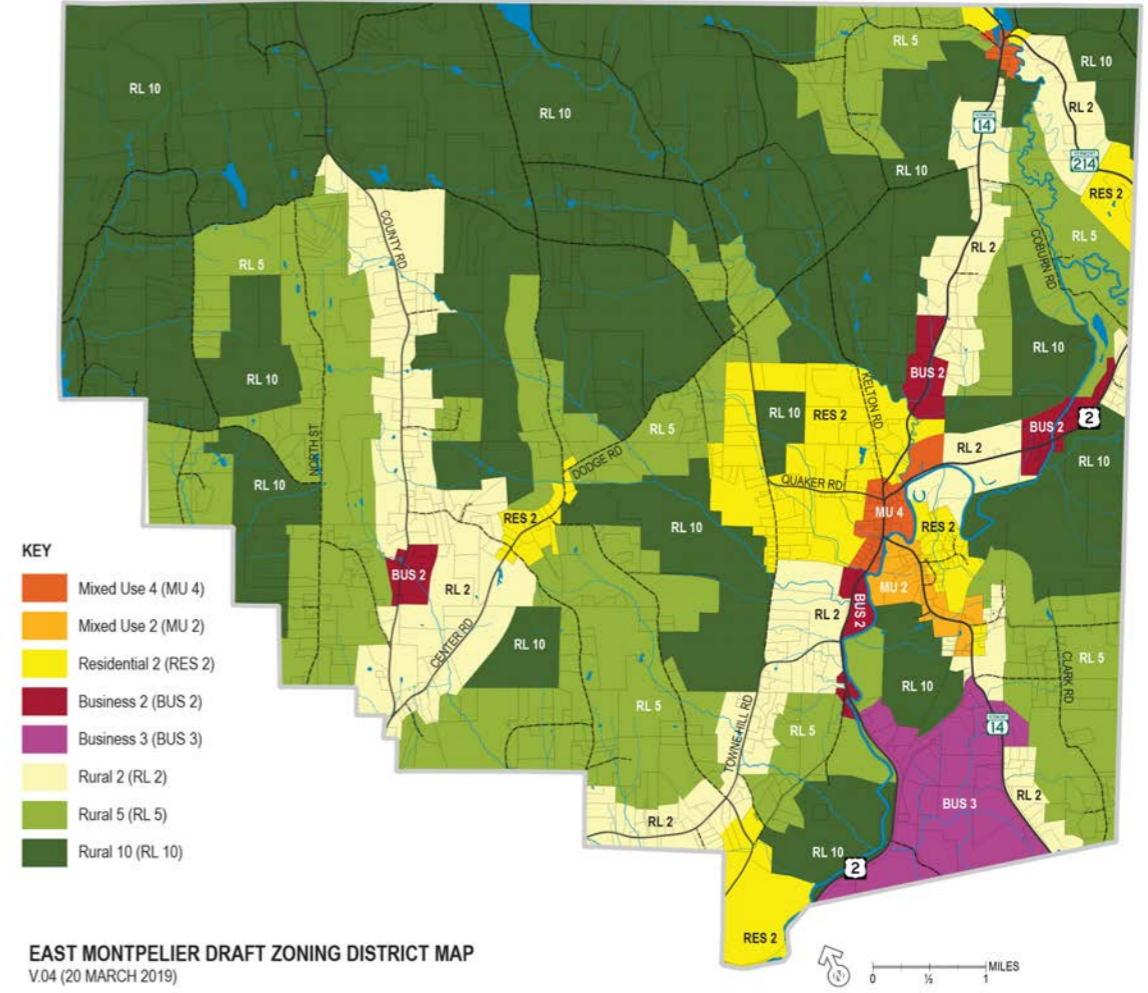
EAST MONTPELIER DRAFT ZONING DISTRICT MAP
V.05 (20 MARCH 2019)



TWO ALTERNATIVES

▶ Alternative A & B

- ▶ Reshape the “conservation” district to incorporate conserved land and other lands with significant natural resource value or development constraints
- ▶ Further reduce the allowable density in those areas to 1 house per 10 acres
- ▶ Use a new approach to land subdivision called density-based zoning

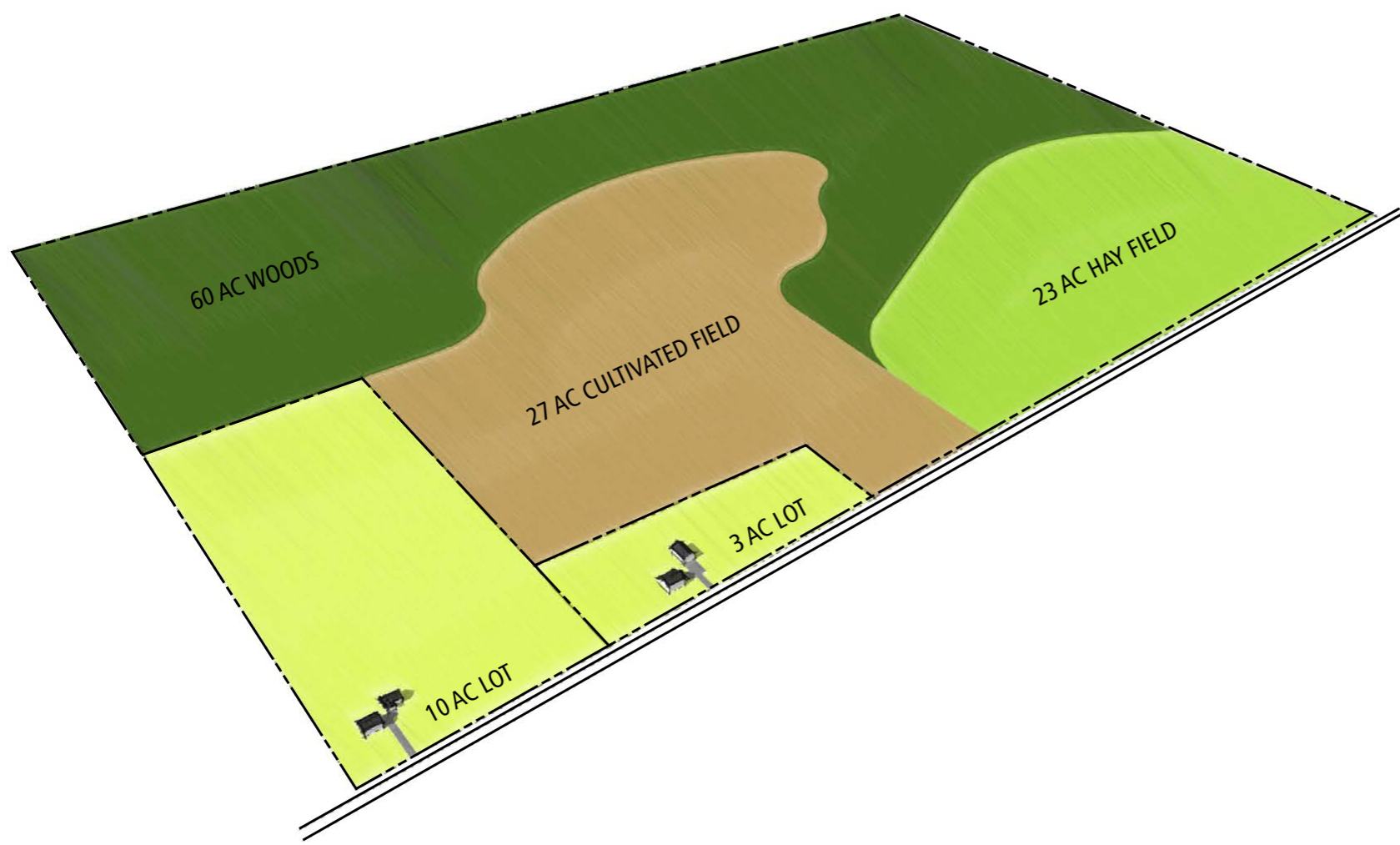


DENSITY-BASED APPROACH

- ▶ Separates minimum lot size from maximum density

CONVENTIONAL ZONING	DENSITY BASED ZONING
Min Lot Size: 10 acres	Min Lot Size: 2 acres Max Residential Density: 1 dwelling per 10 acres
If you have 30 acres, you can subdivide it into three 10-acre lots. Each lot can have one house.	If you have 30 acres, you can subdivide it into two 2-acre lots and one 26-acre lot - or any other combination (with no lot smaller than 2 acres) that adds up to 30. Each lot can have one house.

- ▶ Allows for both small lots and low densities
- ▶ Provides property owners with more flexibility when subdividing
- ▶ Keeps more land intact for farming or forestry

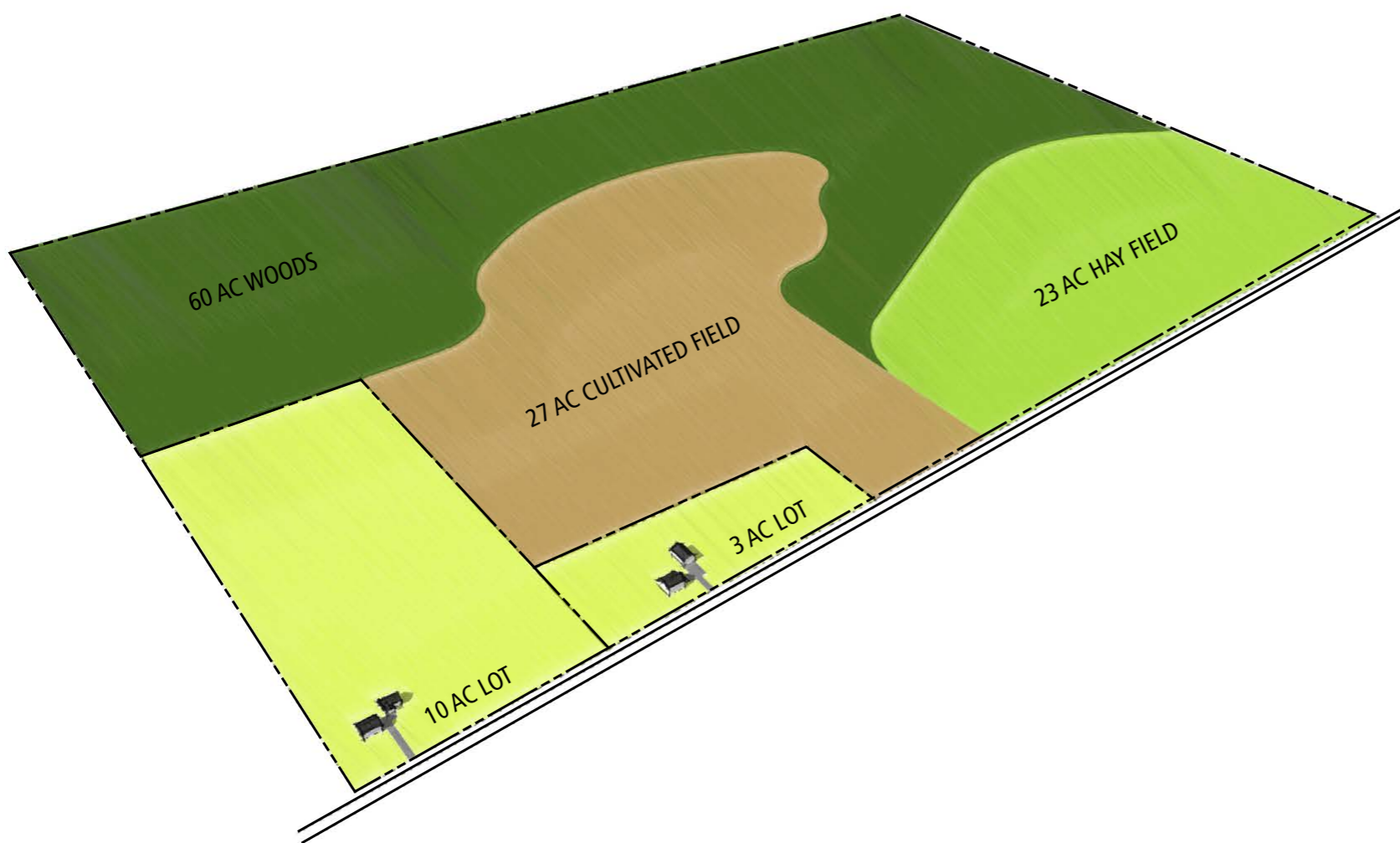


Example Parcel

110 acres

Example Parcel

110 acres

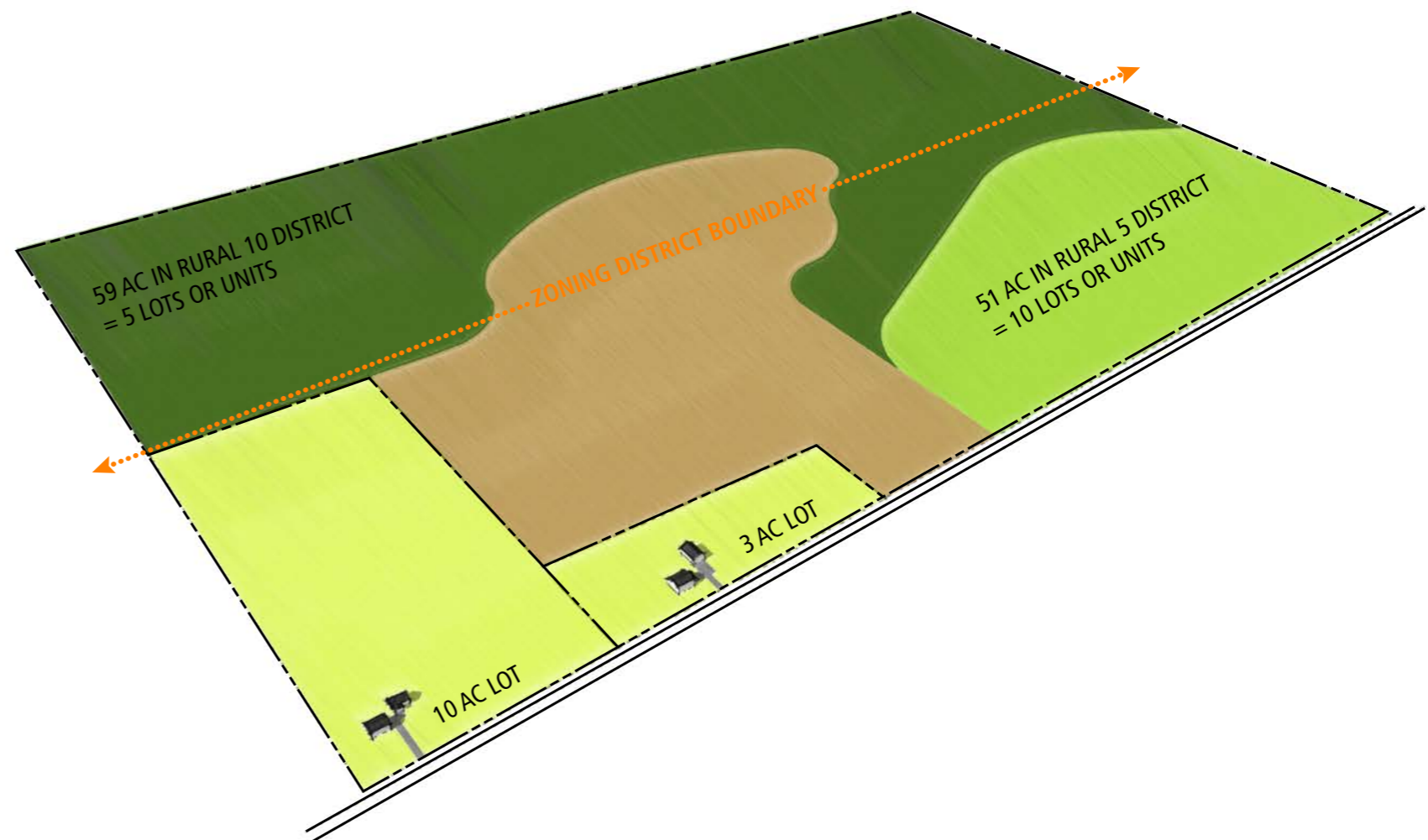


Lot Yield

59 acres in Rural 10
= 5 lots or units

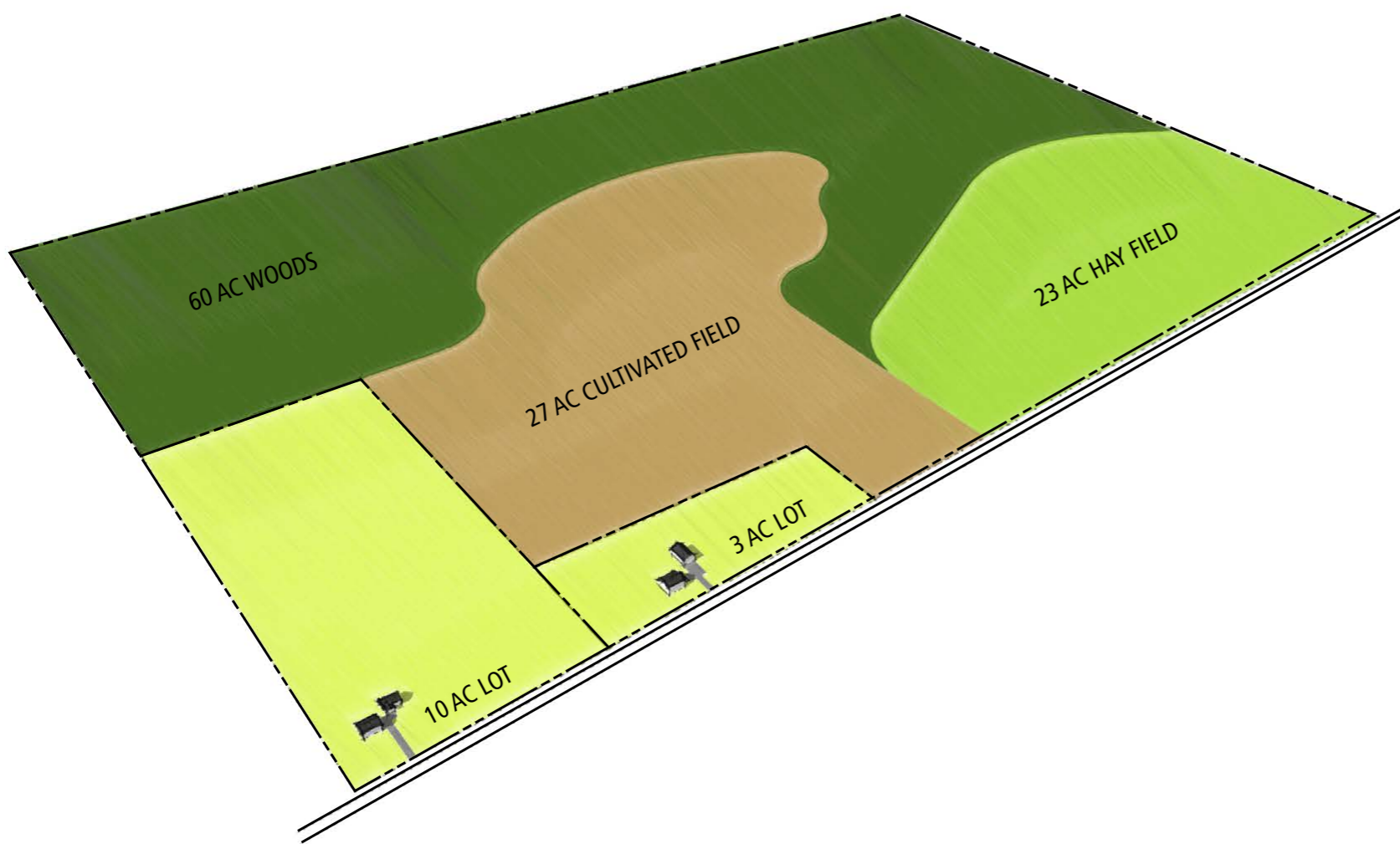
51 acres in Rural 5
= 10 lots or units

= 15 lots or units max



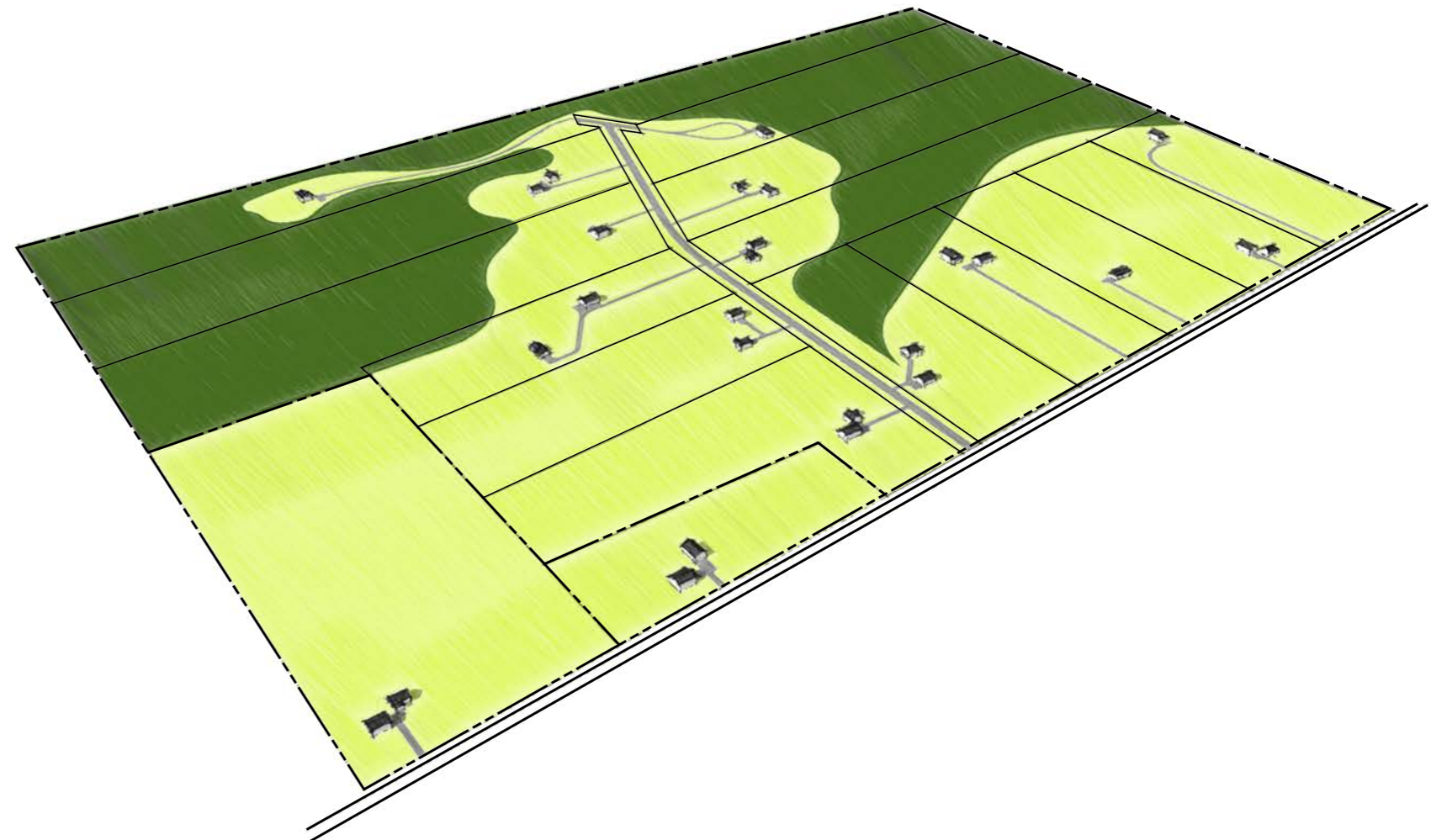
Example Parcel

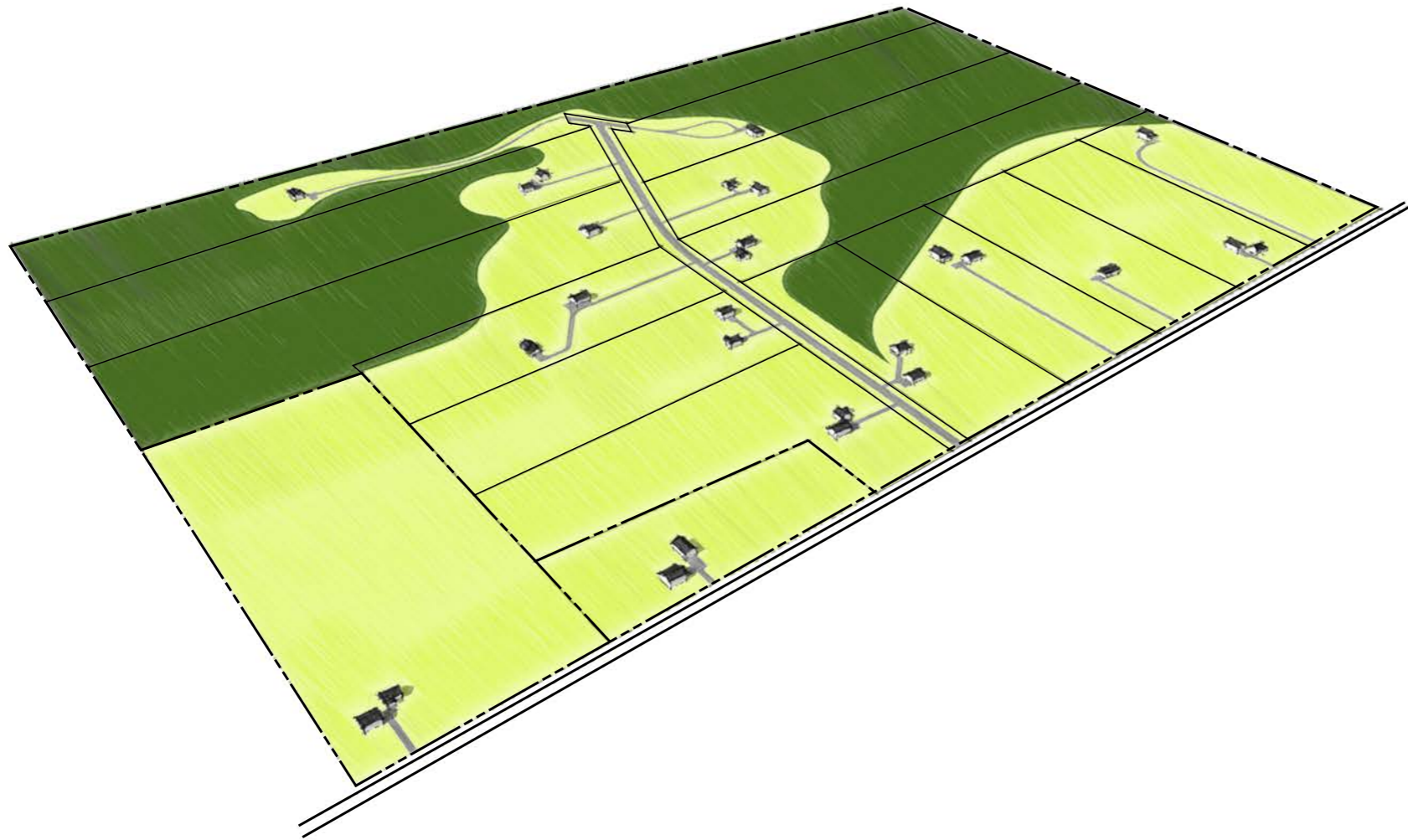
110 acres



Conventional Subdivision

8 five+ acre lots
6 ten+ acre lots
= 14 lots



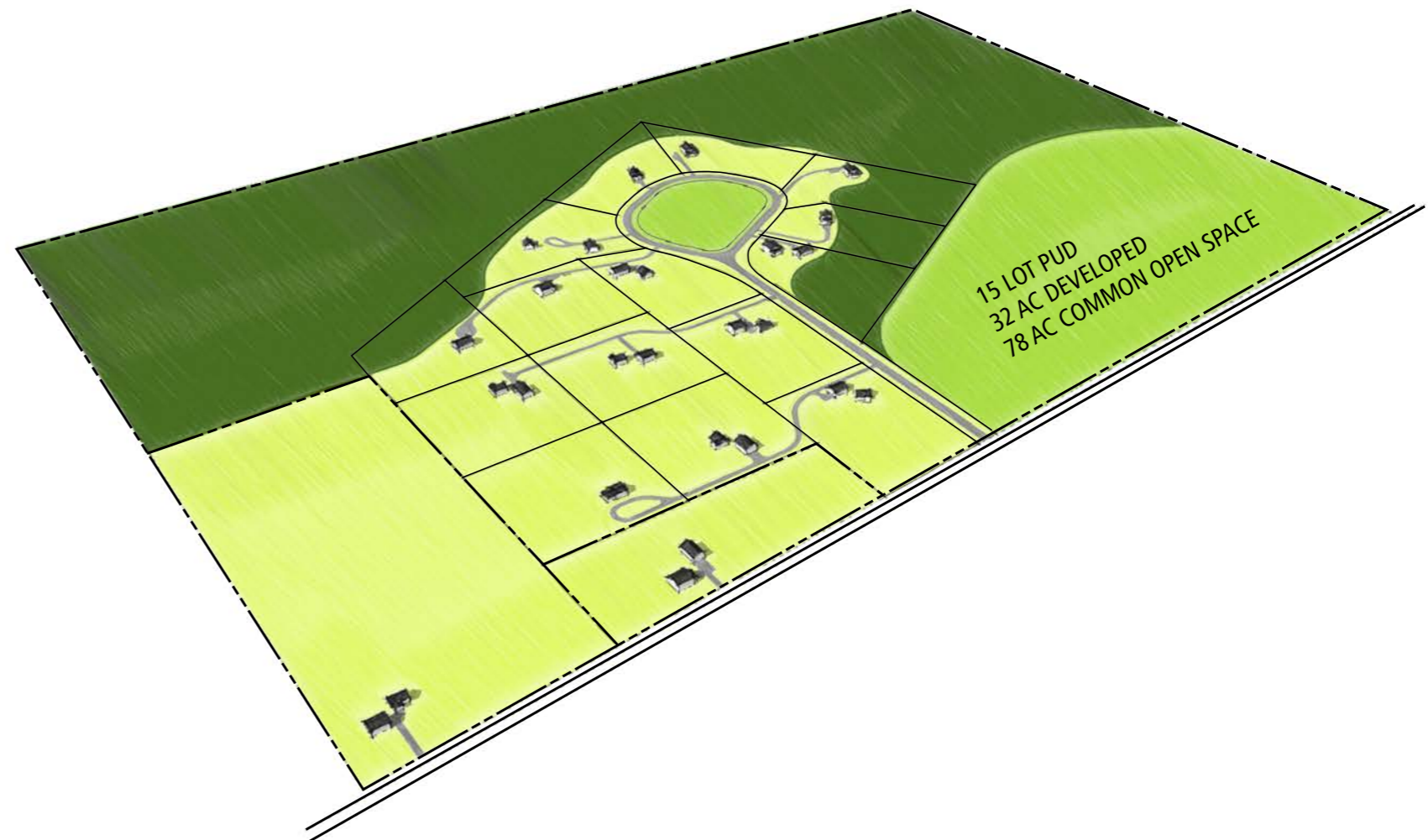


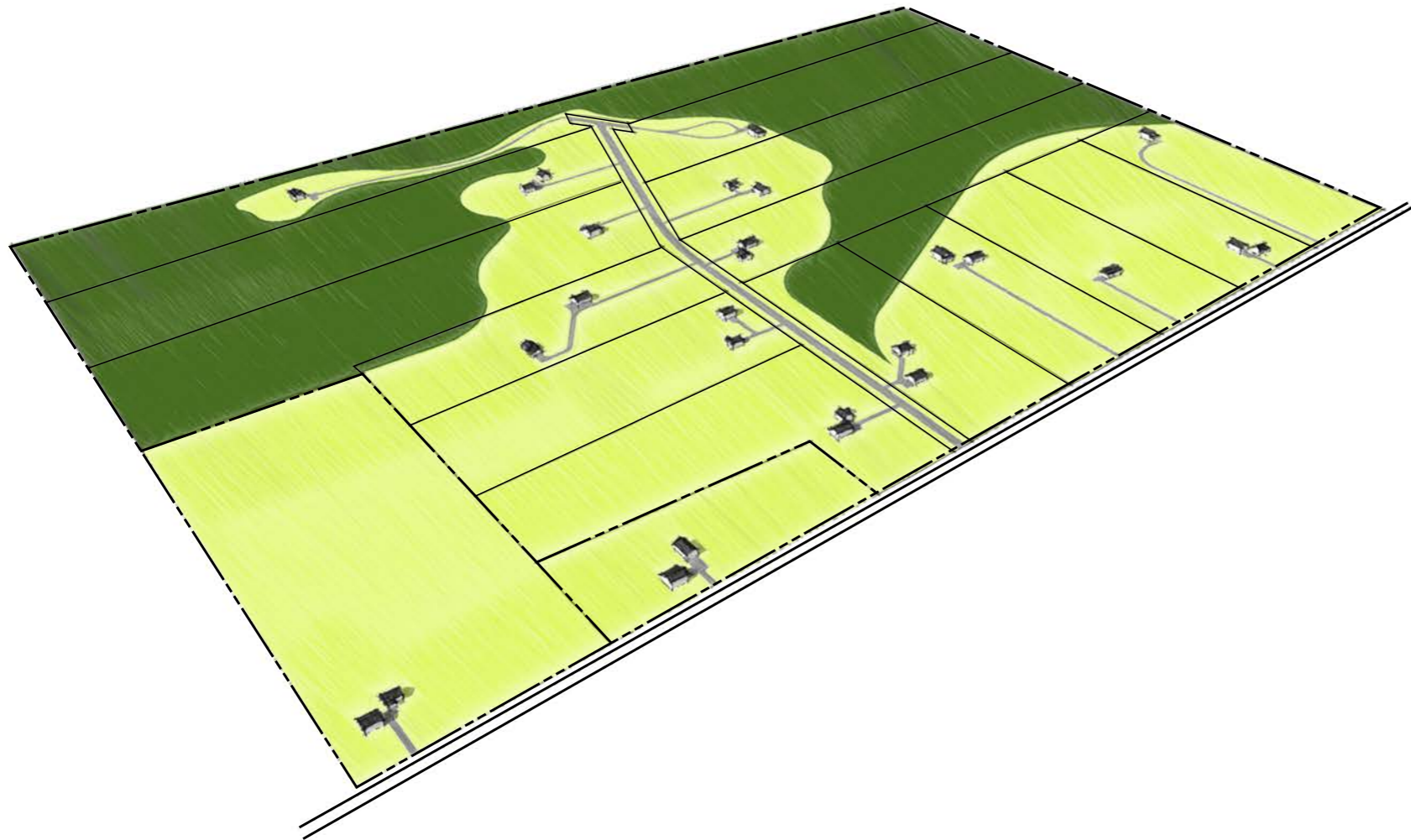
Conventional Subdivision

8 five+ acre lots
6 ten+ acre lots
= 14 lots

PUD

15 two+ acre lots
32 acres developed
78 acres common land



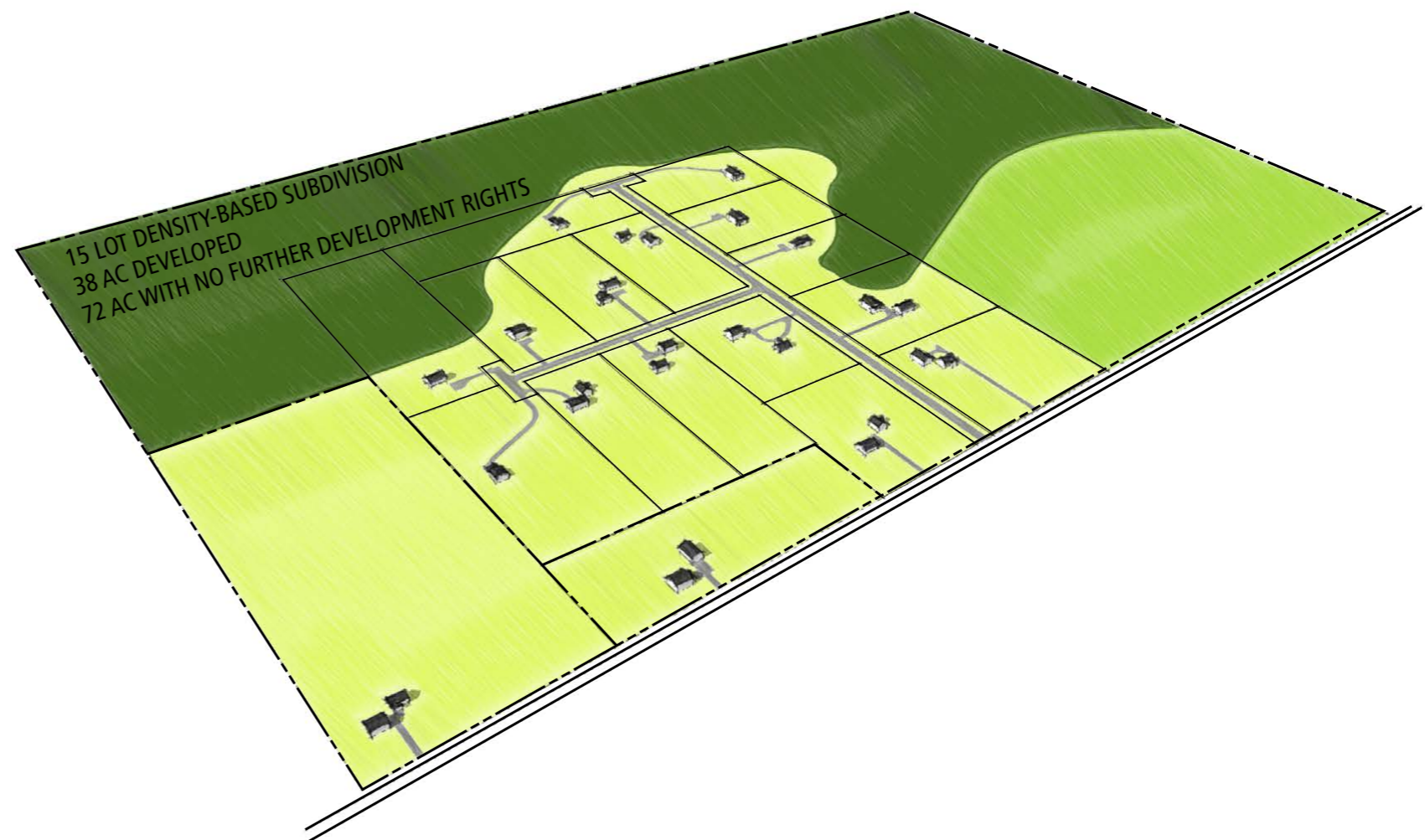


Conventional Subdivision

8 five+ acre lots
6 ten+ acre lots
= 14 lots

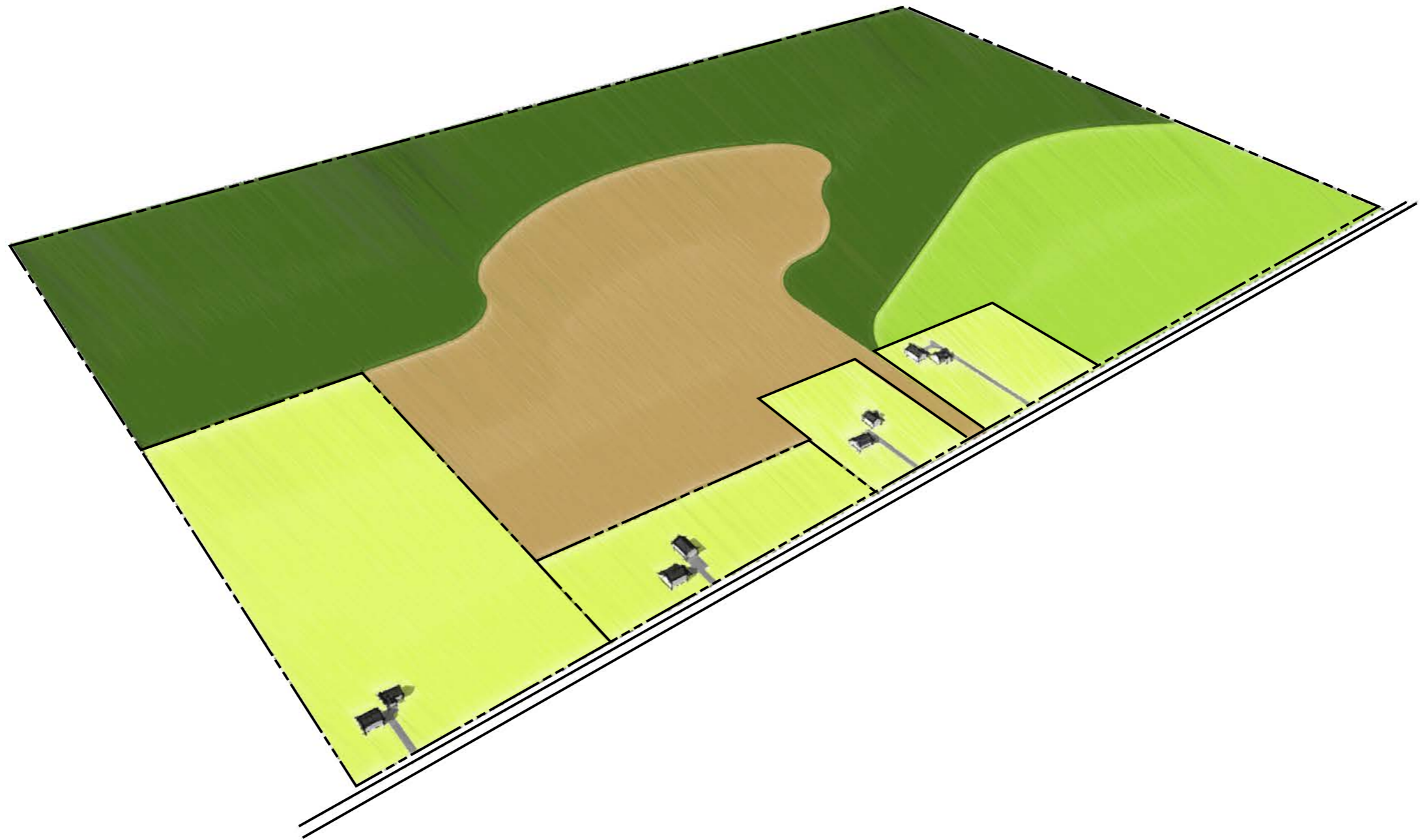
Density-Based

15 two+ acre lots
38 acres developed
72 acres undeveloped

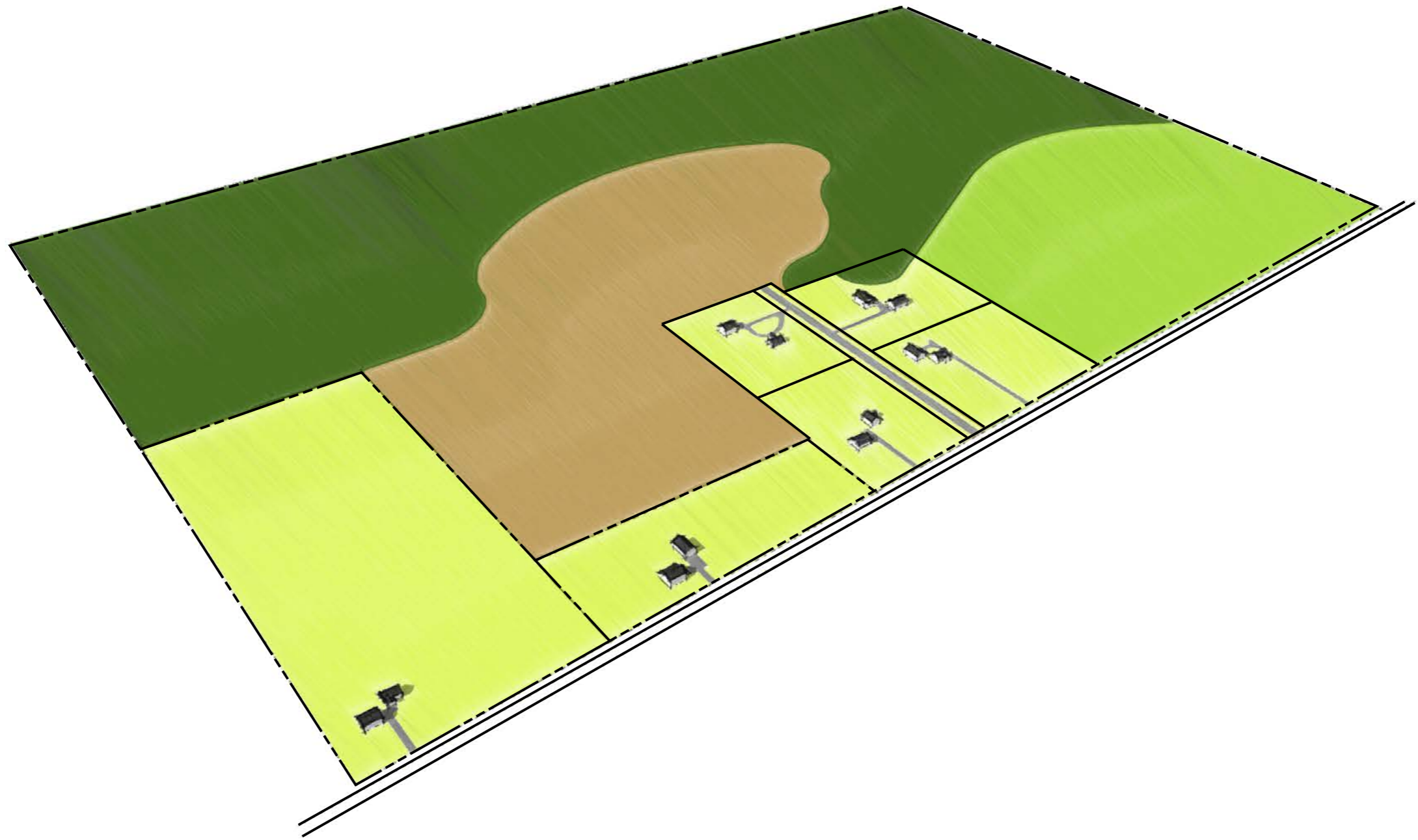




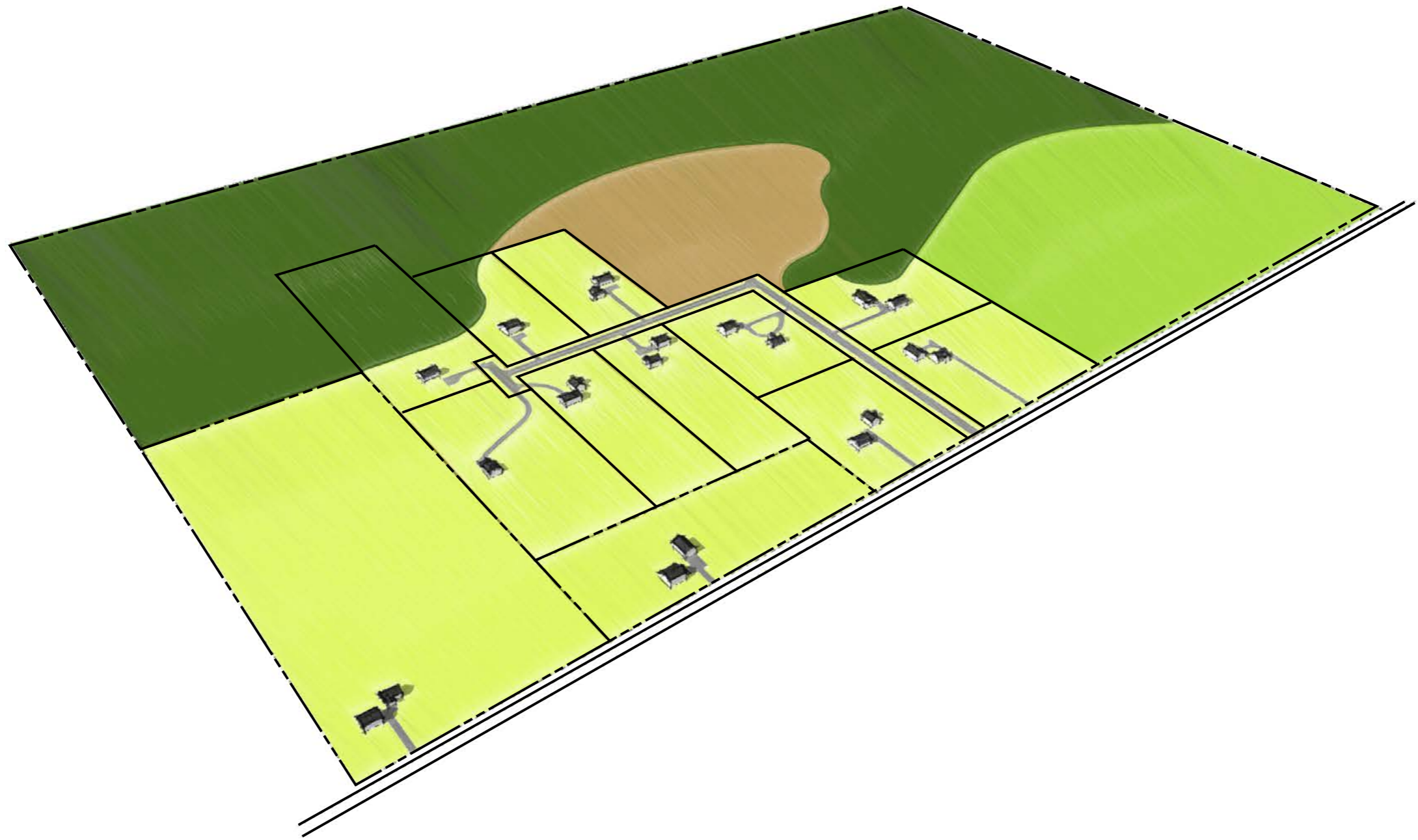
Density-based approach accommodates small and incremental subdivisions



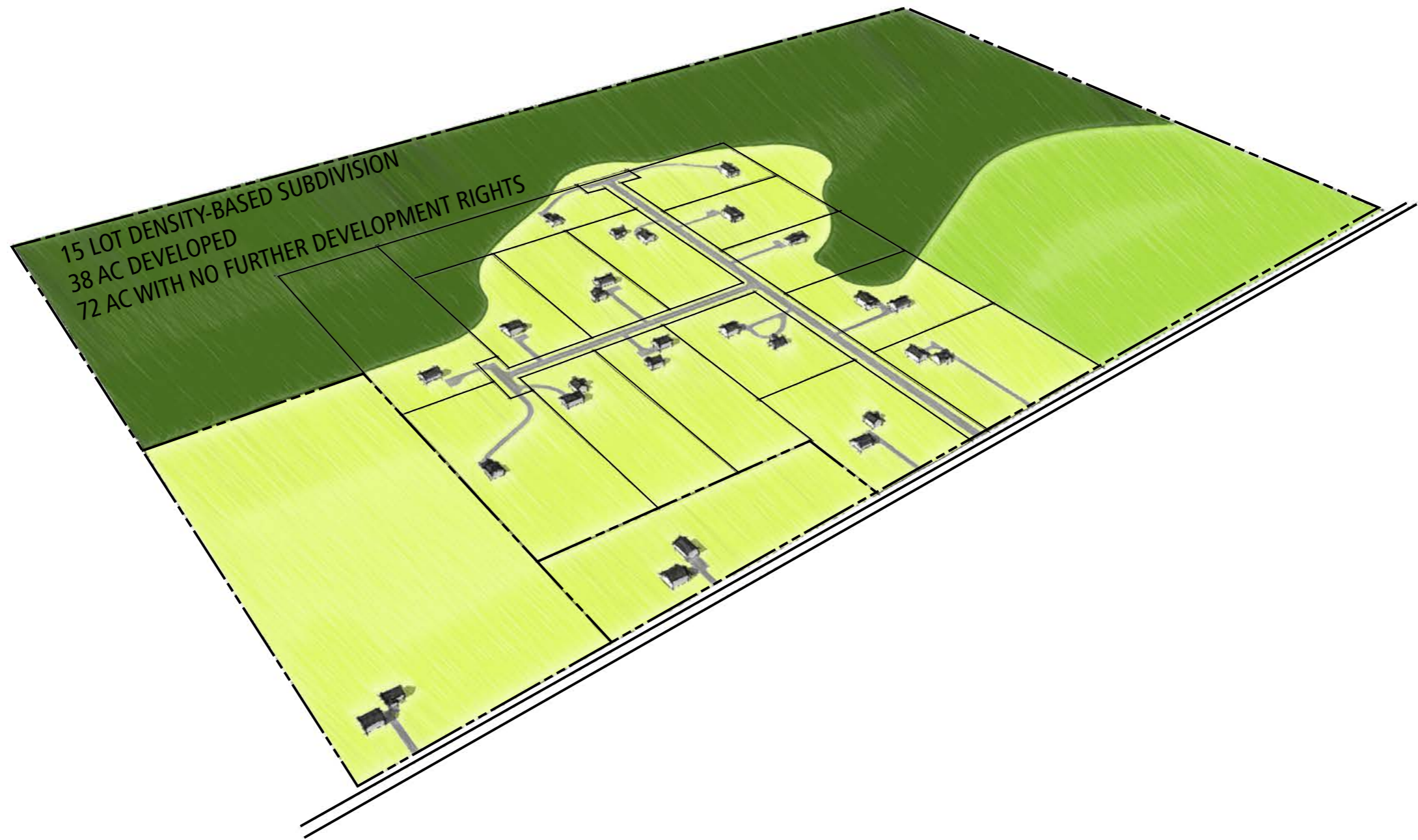
Density-based approach accommodates small and incremental subdivisions



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Density-based approach accommodates small and incremental subdivisions

WHAT USES WOULD BE ALLOWED

	RL 2	RL 3 or 5	RL 10
PERMITTED	<p>1 & 2 family homes, accessory dwellings Home occupations & home businesses Senior housing, group homes B&Bs, short-term rentals Public park, cemetery Farming & forestry, on-farm business</p>	<p>1 & 2 family homes, accessory dwellings Home occupation Senior housing, group homes B&Bs, short-term rentals Public park, cemetery Equestrian facility Farming & forestry</p>	<p>1 & 2 family homes, accessory dwellings Home occupation Group homes B&Bs, short-term rentals Public park, cemetery Farming & forestry</p>
CONDITIONAL	<p><i>Multi-family homes, assisted living facilities Inns Lawn, garden, farm supply sales Veterinary, pet or animal services Event facility, catering Gallery, museum Recreation, golf course, campground Equestrian facility Specialty school, rehab services, daycare Social club</i></p>	<p><i>Home business Inns Veterinary, pet or animal services Event facility, catering Composting services Museum Recreation, golf course, campground Specialty school Social club Firewood processing, sawmill Extraction, groundwater withdrawal On-farm business</i></p>	<p><i>Museum Recreation, golf course, campground Equestrian facility Specialty school Social club Firewood processing, sawmill Extraction, groundwater withdrawal On-farm business</i></p>

NEXT STEPS

- ▶ Please complete your questionnaire
- ▶ PC will host another open house on June 27 to discuss the business districts
- ▶ Once PC has a draft ready for adoption, it holds at least one public hearing
- ▶ PC then sends final draft of the regulations to the Selectboard
- ▶ Selectboard has to have at least one public hearing and may vote to adopt the regulations after that