

EAST MONTPELIER

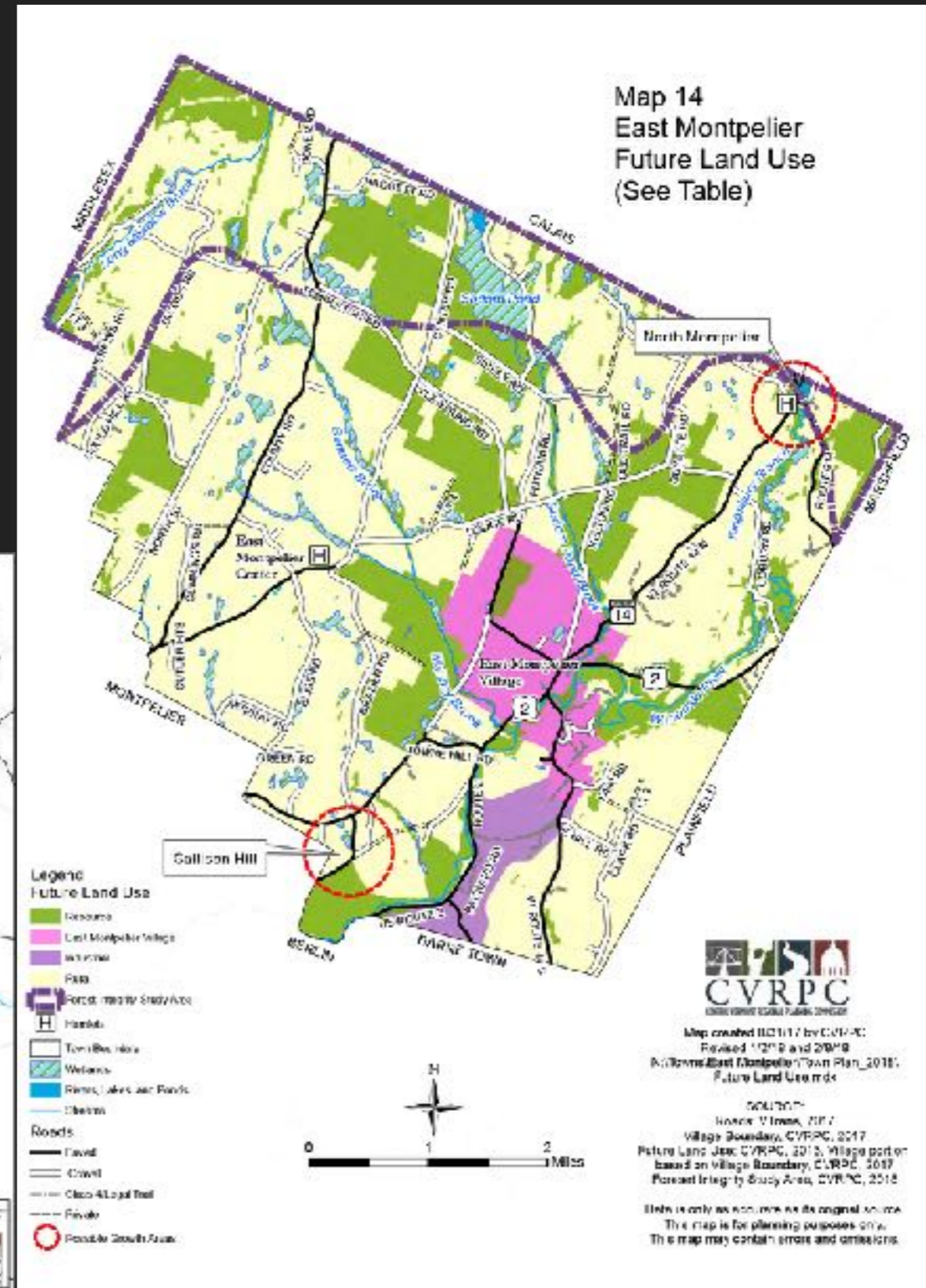
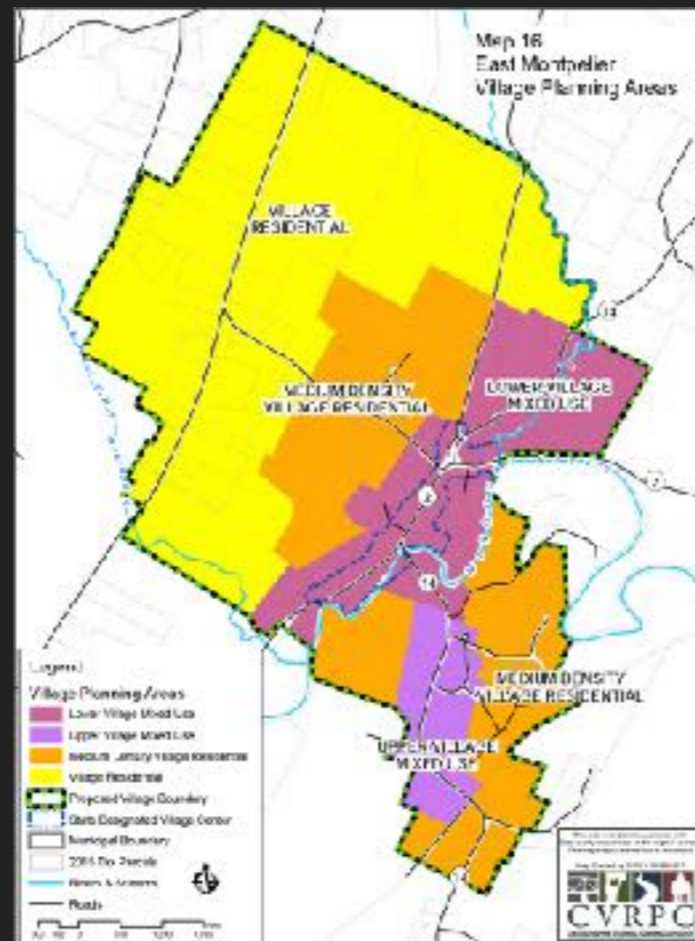
PROPOSED ZONING DISTRICTS

WHAT IS HAPPENING

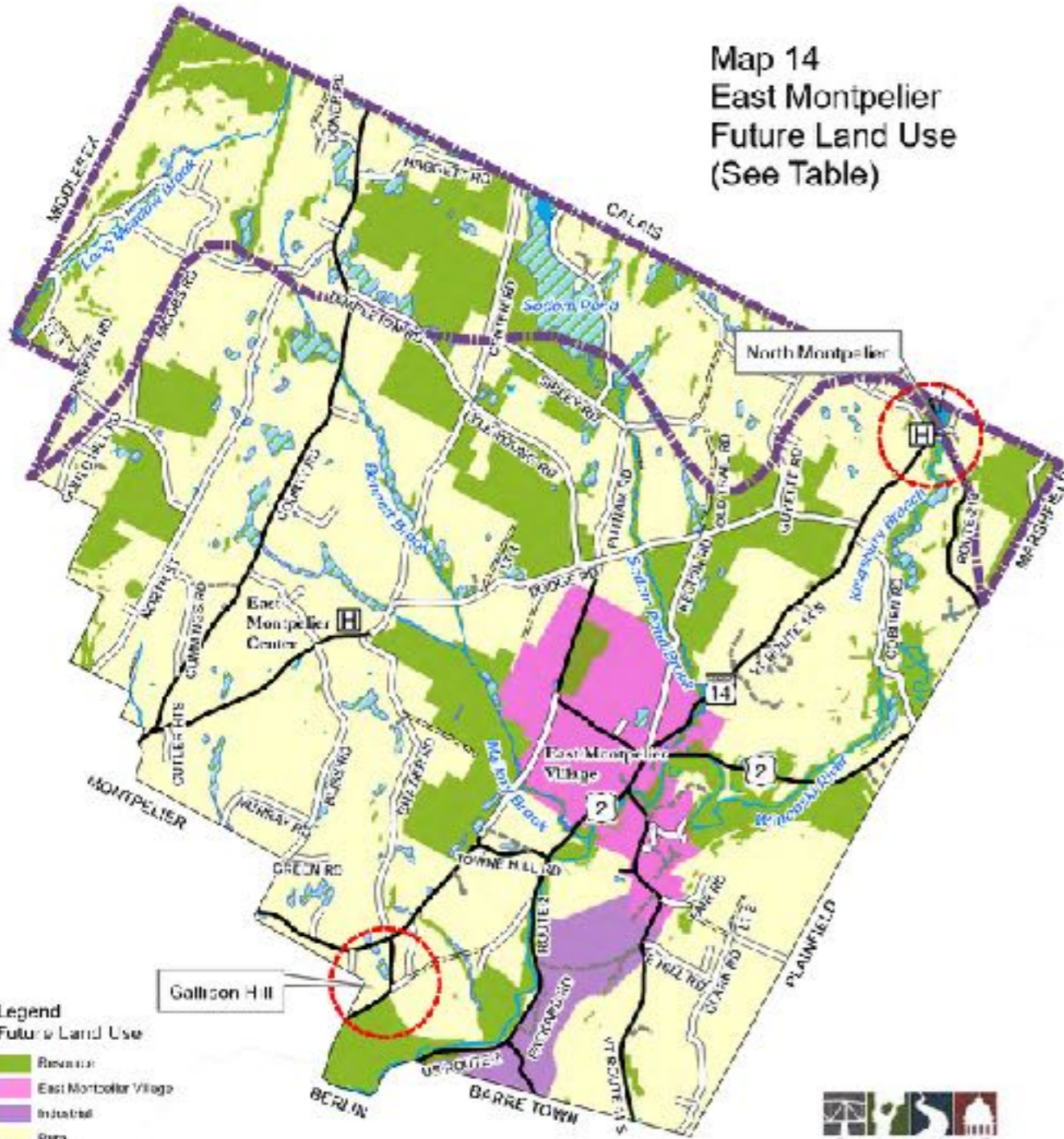
- ▶ Comprehensive revision of the Land Use and Development Regulations (LUDs)
- ▶ Reviewed adopted LUDs to assess whether they were effectively implementing the town plan
- ▶ Identified existing provisions that have not been working well
- ▶ Noted changes that needed to be made due to changes in state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

PLANNING CONTEXT

- ▶ The LUDs must implement East Montpelier's Town Plan and Village Plan
- ▶ The LUDs must comply with state statutes



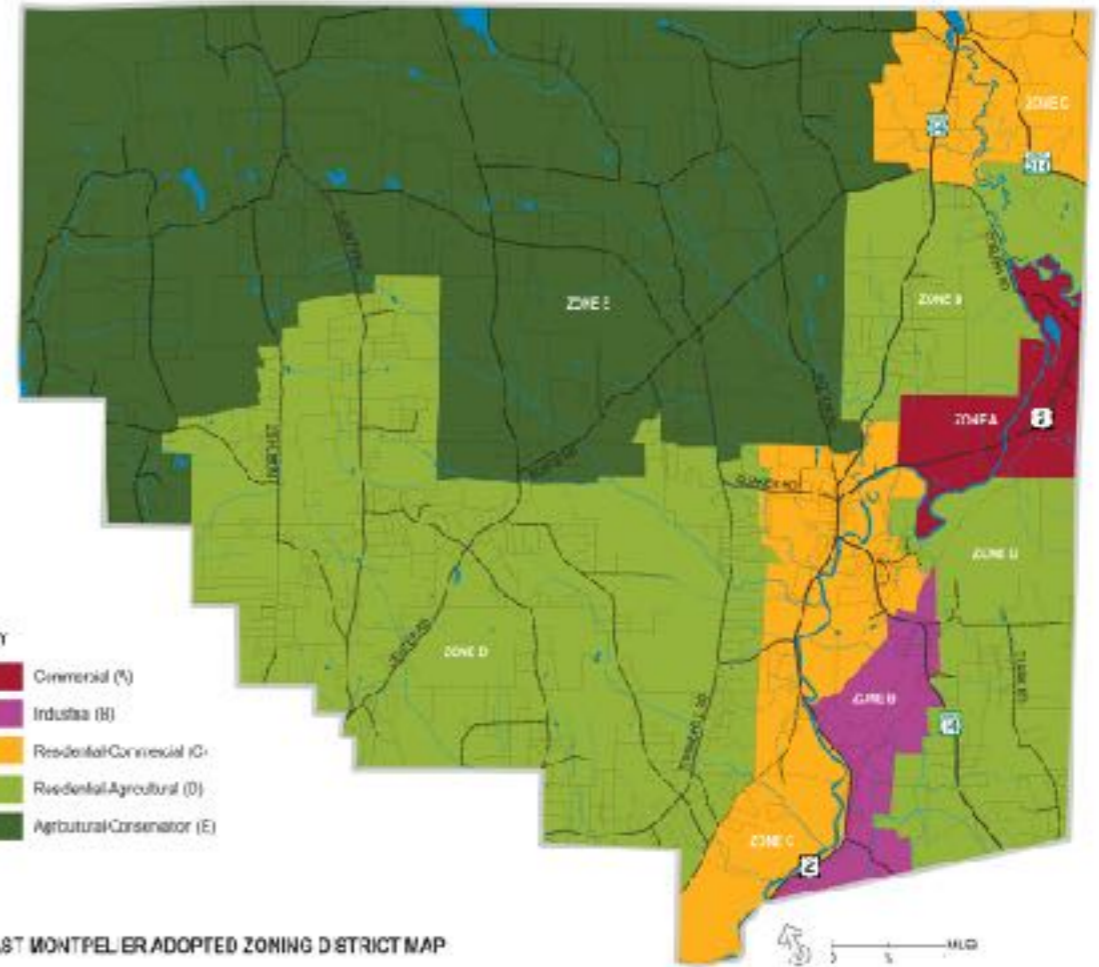
Map 14
East Montpelier
Future Land Use
(See Table)



Map created 8/31/17 by CVRPC
Revised 1/2/18 and 2/8/18
N:\Town\East Montpelier\Town Plan_2018
Future Land Use.mxd

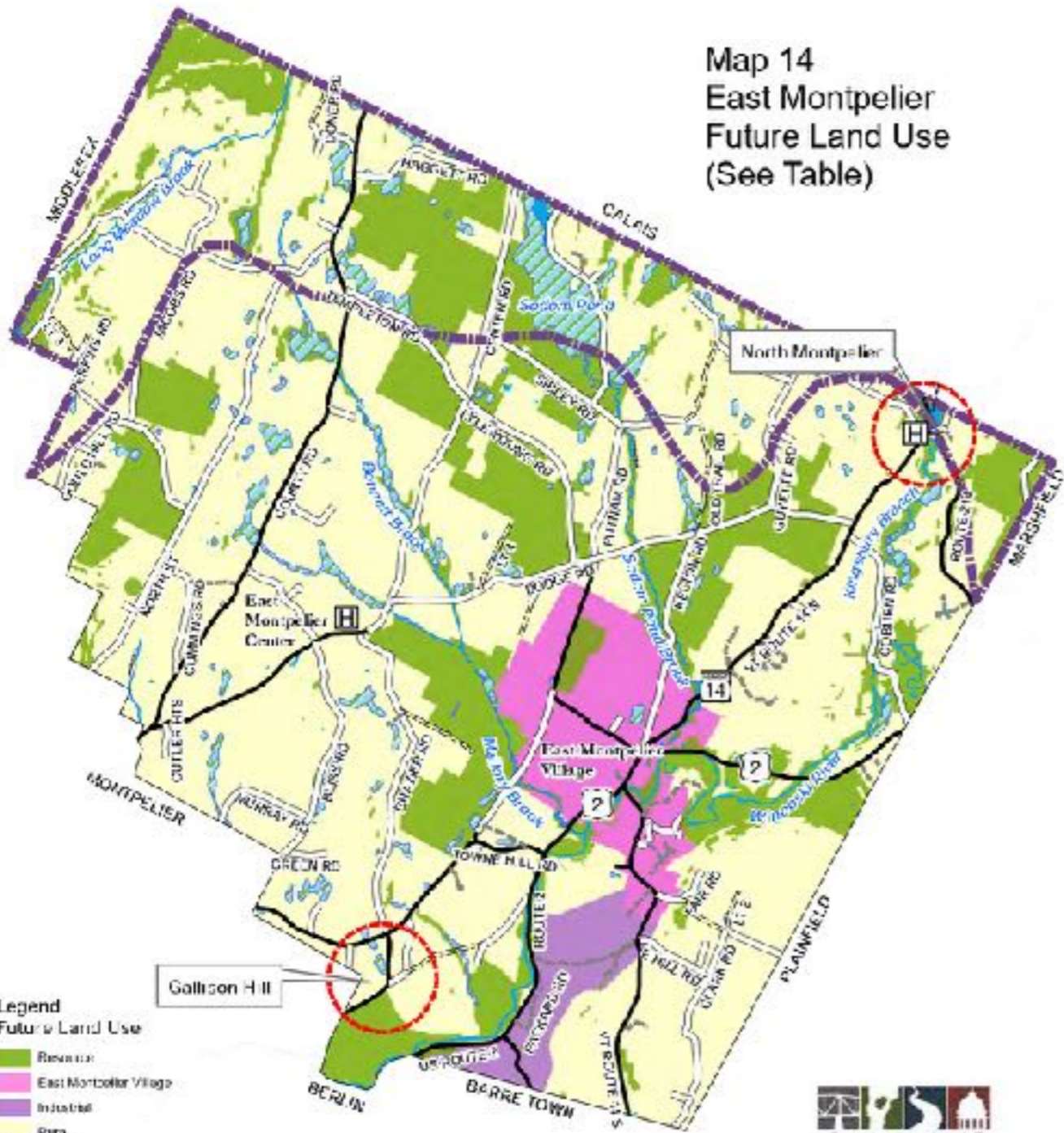
SOURCE:
Hood: VTrans, 2017
Village Boundary: CVRPC, 2017
Future Land Use: CVRPC, 2013, Village portion
based on Village Boundary, CVRPC, 2017
Forest Integrity Study Area: CVRPC, 2018

Data is only as accurate as its original source.
This map is for planning purposes only.
This map may contain errors and omissions.



- ▶ Lack of village zoning district(s).
- ▶ Residential-Commercial district does not match existing pattern of development.
- ▶ No opportunity for village growth.
- ▶ Allows strip commercial development along Route 2.

Map 14
East Montpelier
Future Land Use
(See Table)



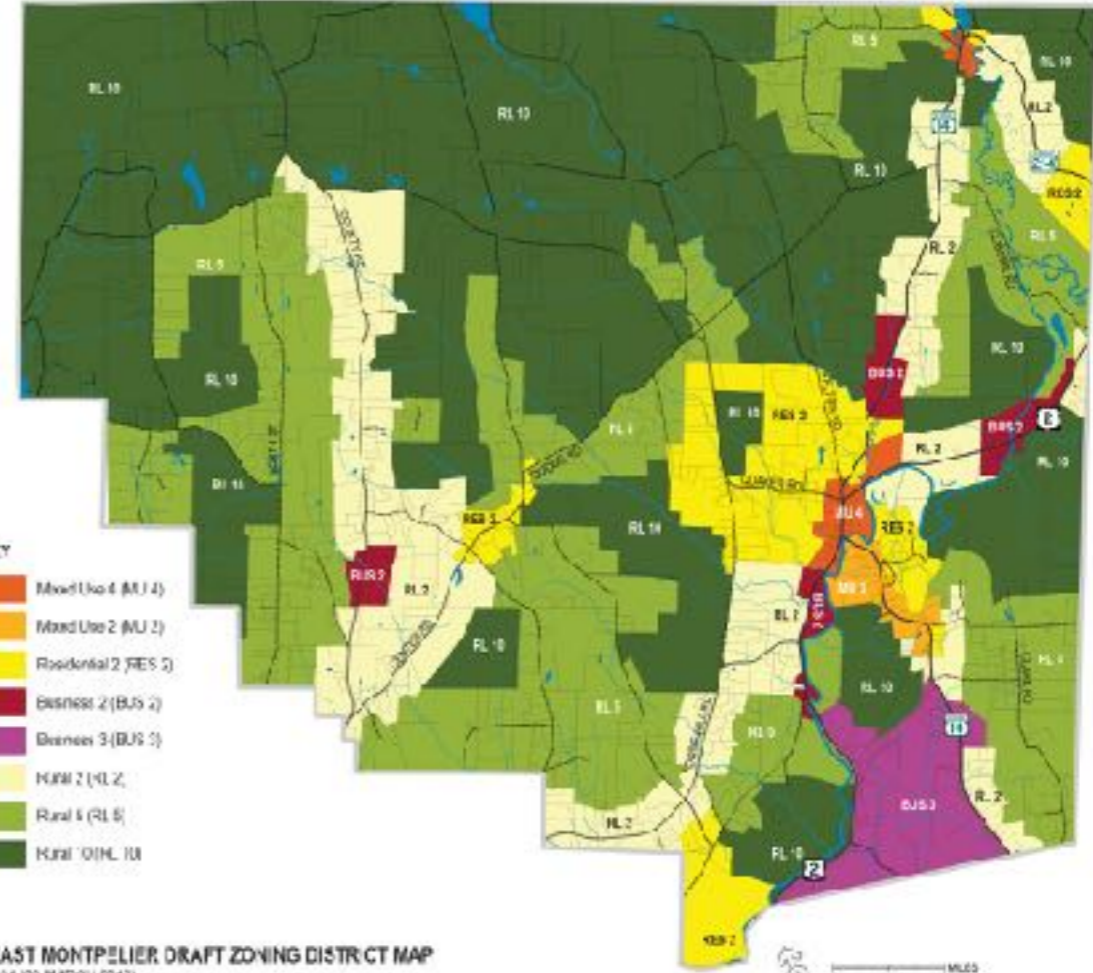
- Legend**
Future Land Use
- Residential
 - East Montpelier Village
 - Industrial
 - Rural
 - Forest Integrity Study Area
 - Hamlets
 - Town Boundary
 - Wetlands
 - Lakes, Lacs, and Ponds
 - Streams
- Roads**
- Paved
 - Gravel
 - Cross of legal trail
 - Private
 - Possible Growth Areas



Map created 8/31/17 by CVRPC
Revised 1/2/18 and 2/8/18
N:\Town\East Montpelier\Town Plan_2019
Future Land Use.mxd

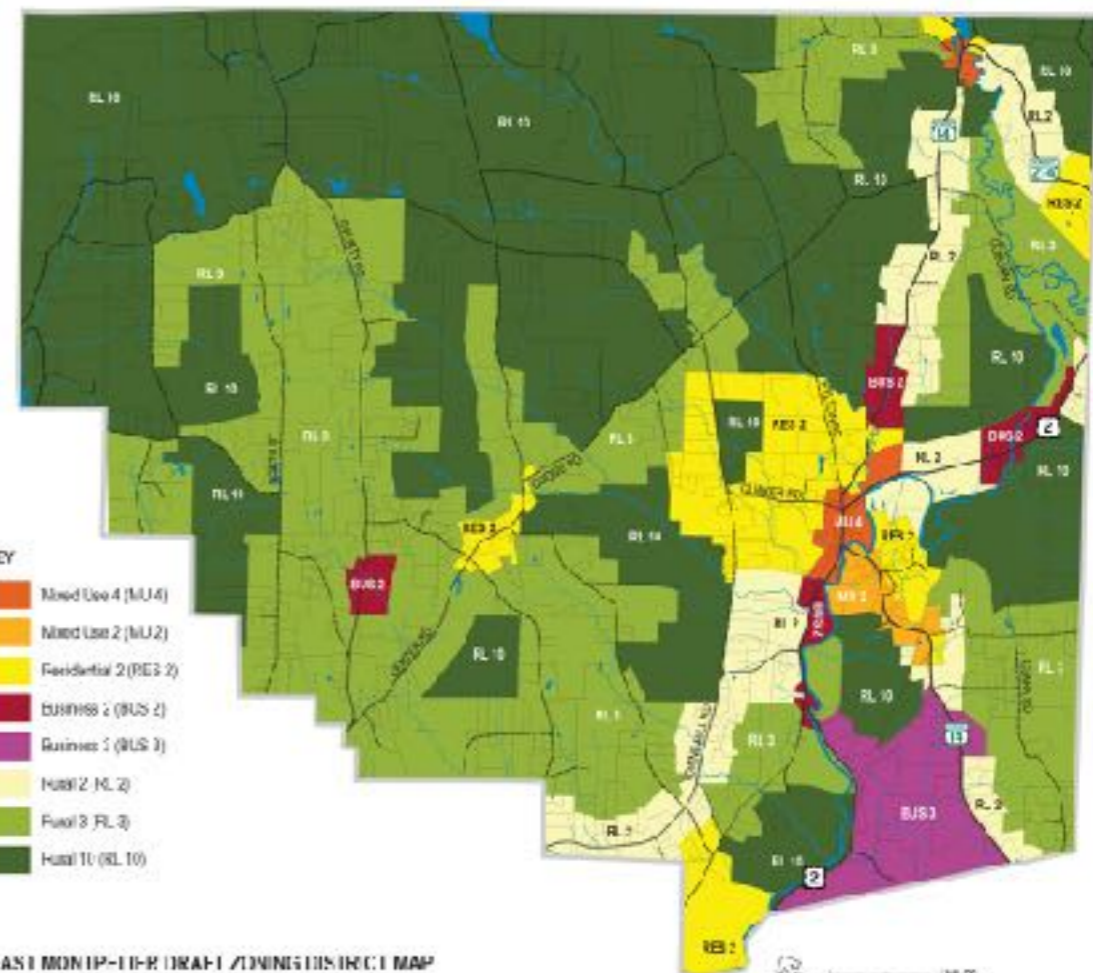
SOURCE:
Hoods: VTrans, 2017
Village Boundary: CVRPC, 2017
Future Land Use: CVRPC, 2019, Village portion
based on Village Boundary, CVRPC, 2017
Forest Integrity Study Area: CVRPC, 2018

Data is only as accurate as its original source.
This map is for planning purposes only.
This map may contain errors and omissions.



- KEY**
- Mixed Use 4 (MU 4)
 - Mixed Use 2 (MU 2)
 - Residential 2 (RES 2)
 - Business 2 (BUS 2)
 - Business 3 (BUS 3)
 - HRS 2 (HRS 2)
 - Rural 3 (RL 3)
 - Rural 10 (RL 10)

EAST MONTEPELIER DRAFT ZONING DISTRICT MAP
v.04 (20 MARCH 2019)

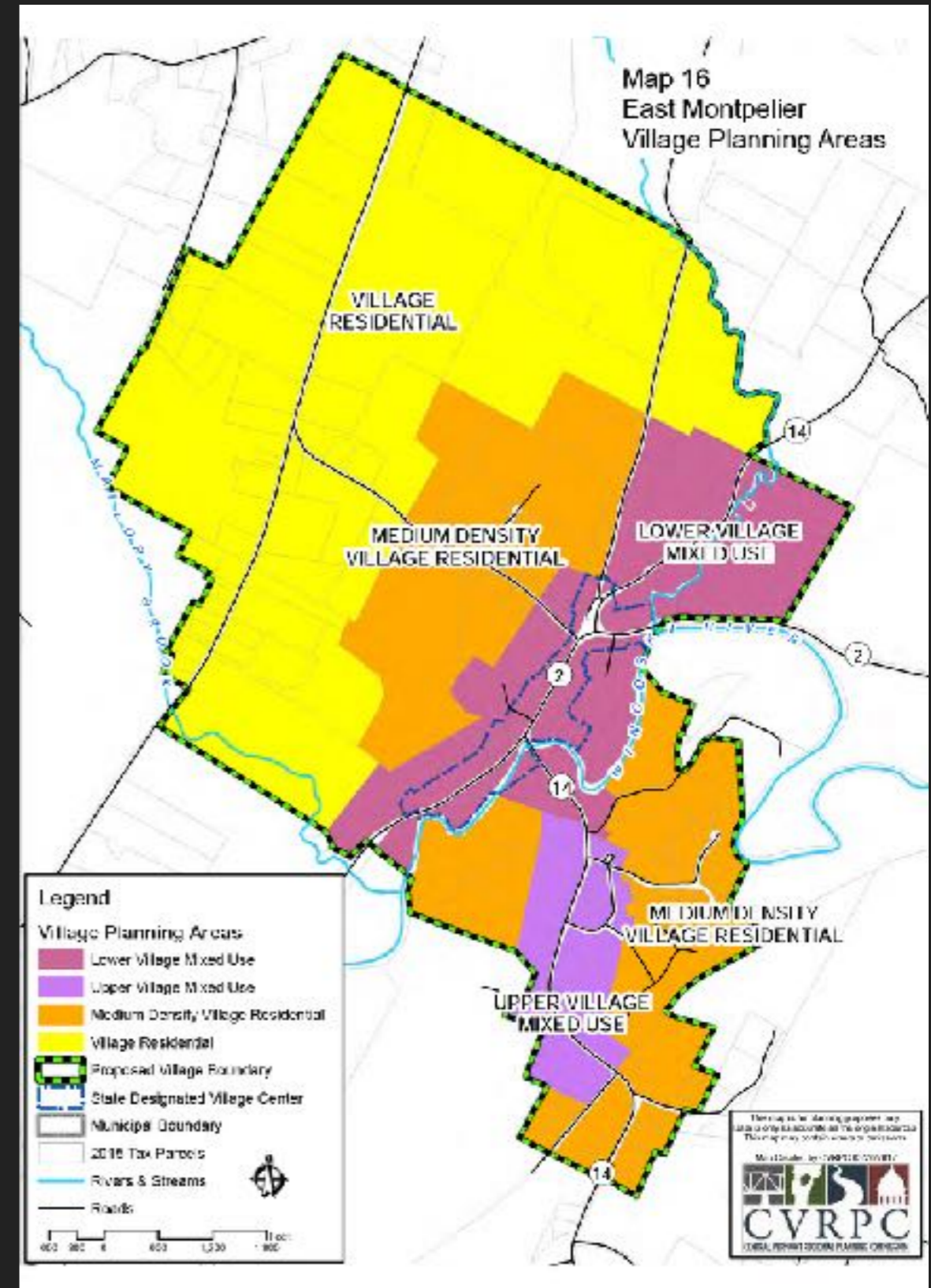


- KEY**
- Mixed Use 4 (MU 4)
 - Mixed Use 2 (MU 2)
 - Residential 2 (RES 2)
 - Business 2 (BUS 2)
 - Business 3 (BUS 3)
 - HRS 2 (HRS 2)
 - Rural 3 (RL 3)
 - Rural 10 (RL 10)

EAST MONTEPELIER DRAFT ZONING DISTRICT MAP
v.05 (20 MARCH 2019)

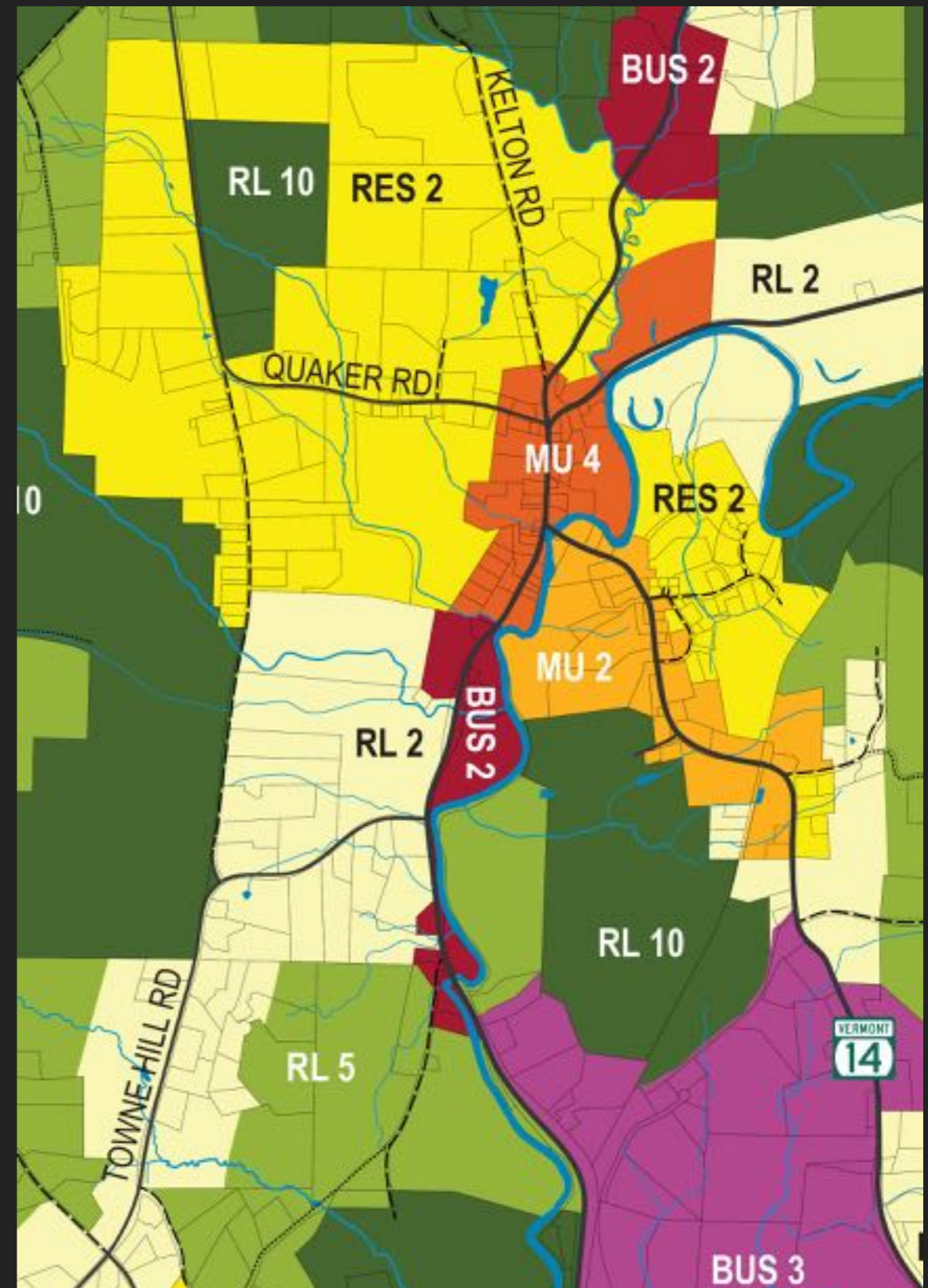
MIXED USE & RESIDENTIAL

- ▶ Allow for compact pattern of housing and businesses in existing settlement areas
- ▶ 3 districts: MU 4, MU 2, RES
- ▶ 0.5 acre lots



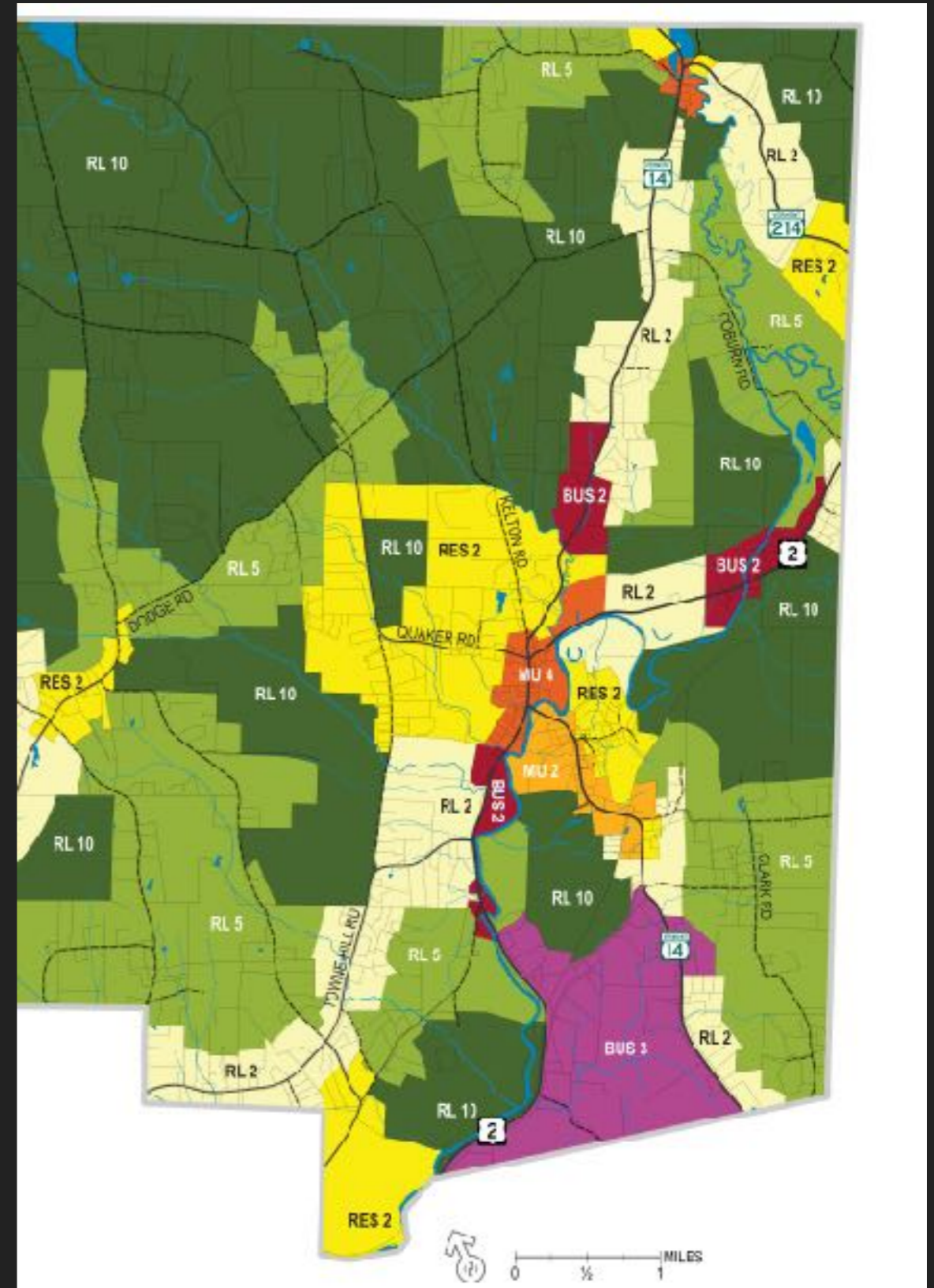
MIXED USE & RESIDENTIAL

- ▶ Allow for compact pattern of housing and businesses in existing settlement areas
- ▶ 3 districts: MU 4, MU 2, RES
- ▶ 0.5 acre lots
- ▶ MU & RES in East Montpelier Village and North Montpelier



MIXED USE & RESIDENTIAL

- ▶ Allow for compact pattern of housing and businesses in existing settlement areas
- ▶ 3 districts: MU 4, MU 2, RES
- ▶ 0.5 acre lots
- ▶ MU & RES in East Montpelier Village and North Montpelier
- ▶ RES in East Montpelier Center, Gallison Hill near U32, Rt. 214 near Goddard
- ▶ Lack of infrastructure will remain a limiting factor



WHAT USES WOULD BE ALLOWED

	MU 4	MU 2	RES
PERMITTED	<p>Housing, home occupation, home business B&B, inn, short-term rental Retail & services up to 3,000 sf Sit-down restaurant Theater, gallery, museum Indoor recreation up to 3,000 sf Civic buildings & schools Healthcare clinic Daycare Social club</p>	<p>Housing, home occupation, home business B&B, inn, short-term rental Retail & services up to 3,000 sf Sit-down restaurant Theater, gallery, museum Indoor recreation up to 3,000 sf Civic buildings & schools Healthcare clinic Daycare Social club</p>	<p>Housing, home occupation B&B, short-term rental</p>
CONDITIONAL	<p><i>Retail & services >3,000 sf Lawn, garden, farm, building supply sales Take-out restaurant, mobile food service Bar, event facility Food or beverage manufacturing Wholesale trade Publishing, printing, sign manufacturing Rehabilitation services</i></p>	<p><i>Retail & services >3,000 sf, sales lot Lawn, garden, farm, building supply sales Take-out restaurant, mobile food service Bar, event facility Food or beverage manufacturing Wood products manufacturing Wholesale trade Storage and distribution Publishing, printing, sign manufacturing Metal fabrication shop Rehabilitation services</i></p>	<p><i>Home business Inn Civic buildings and schools Rehabilitation services Daycare</i></p>

HOW ARE THE DIMENSIONAL STANDARDS CHANGING

	MU 4	MU 2	RES	B	C	D	E
Min Lot Size	1/2 acre	1/2 acre	1/2 acre	1 acre	1 acre	3 acre	7 acre
Min Lot Frontage	60 ft	90 ft	90 ft	150 ft	150 ft	250 ft	350 ft
Max Lot Coverage	80%	70%	60%				
Min Front Setback	8 ft	12 ft	16 ft	75 ft	50 ft	75 ft	75 ft
Max Front Setback	20 ft	20 ft	n/a				
Min Side Setback	8 ft	12 ft	12 ft	25 ft	25 ft	50 ft	50 ft
Min Rear Setback	12 ft	12 ft	20 ft	25 ft	25 ft	50 ft	50 ft
Max Building Footprint	6,000 sf	6,000 sf	4,500 sf				
Min Building Height	24 ft	24 ft	n/a				
Max Building Height	36 ft	36 ft	28 ft	35 ft	35 ft	35 ft	35 ft
Max Density	1 per 1/4 acre	1 per 1/2 acre	1 per 1/2 acre				1 per 7 acres

PERMITTED VS. CONDITIONAL USES

- ▶ Almost all businesses in East Montpelier require conditional use approval even in districts intended for commercial and industrial uses
 - ▶ Permitted = Yes
 - ▶ Conditional = Maybe
 - ▶ Prohibited = No
- ▶ Proposed zoning would make some businesses in some districts permitted with site plan review (1- and 2-family homes exempt)
- ▶ Site plan review focuses on the internal function and layout of the property (parking, lighting, landscaping, etc.)
- ▶ Conditional use review considers the external impacts of the proposed development (character of the area, traffic, natural resources, etc.)

DEVELOPMENT STANDARDS

- ▶ **Standards would apply during major site plan review.** They do not apply to single- and two-family properties. They would not apply if minor changes were being made to other existing buildings or uses.
- ▶ No drive-throughs or corporate/franchise architecture
- ▶ New development must be compatible with village pattern, form and scale
 - ▶ Entrance facing the road
 - ▶ Regular pattern of windows and doors on the facade
 - ▶ Breaking up the mass of large buildings
 - ▶ Pitched roofs
 - ▶ Architectural elements like storefronts or porches
 - ▶ High quality materials
 - ▶ Parking and vehicular areas to the side or rear



NEXT STEPS

- ▶ Please complete your questionnaire
- ▶ 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 two public hearings and may vote to adopt the regulations after that