

SUMMARY OF ZONING ACTION ITEMS IN 2018 TOWN PLAN

TOP PRIORITY

Action 7.3.1: Review and update the *East Montpelier Land Use and Development Regulations* to ensure that commercial and industrial areas are appropriate and adequate to encourage appropriate business growth.

Action 10.1.1: Review and update East Montpelier's zoning districts to ensure that the boundaries, purposes, and standards are appropriate to meet the goals of the Town Plan.

Action 10.1.2: Review and update site plan review, parking and design standards in the *East Montpelier Land Use and Development Regulations*.

Action 10.1.3: Update the *East Montpelier Land Use and Development Regulations* to make it easier to permit Planned Unit Developments.

Action 10.2.1: Adopt village zoning to implement the *East Montpelier Village Master Plan*.

HIGH PRIORITY

Action 4.8.1: Ensure *Land Use and Development Regulations* and other actions by the town protect historic structures and settlement patterns.

Action 7.4.2: Ensure zoning bylaws support agricultural enterprises.

Action 9.3.1: Review and update *Land Use and Development Regulations* to include adoption of Low Impact Development (LID) techniques.

Action 9.7.1: Review and update *Land Use and Development Regulations* to promote protection of priority forest blocks and riparian wildlife connectivity.

Action 9.10.1: Consider provisions in the *Land Use and Development Regulations* that accommodate agricultural enterprises such as tourism and events, farm stands, sales of value-added products, and recreation.

Action 9.13.2: Provide guidance in the *Land Use and Development Regulations* for protecting characteristic scenic resources throughout the town with particular attention to identified scenic views.

Action 9.14.2: Ensure that *Land Use and Development Regulations* encourage compact development that protects scenic and natural resources.

Action 10.1.4: Develop zoning regulations that encourage new developments to reflect historic landscape patterns such as compact development, a close and positive relationship to the street, and orientation of buildings and structures parallel or perpendicular to the road and other structures.

Action 10.1.5: Include resource protection policies in the *Land Use and Development Regulations*.

Action 10.1.6: Protect riparian forests through conservation easements and *Land Use and Development Regulations*.

Action 10.3.1: Update zoning bylaws to prevent strip development.

Action 10.4.1: Update zoning bylaws to ensure that the boundaries, purposes, and standards are appropriate to achieve the goals of the Town Plan.

MODERATE PRIORITY

Action 6.4.2: Update *Land Use and Development Regulations* to encourage shared road access.

Action 9.6.1: Review and update the *Land Use and Development Regulations* to ensure that development conditions address scale, screening, truck traffic, and protection of forest and riparian habitats and scenic resources.