

### 5.4.3 Medium Density Village Residential Area

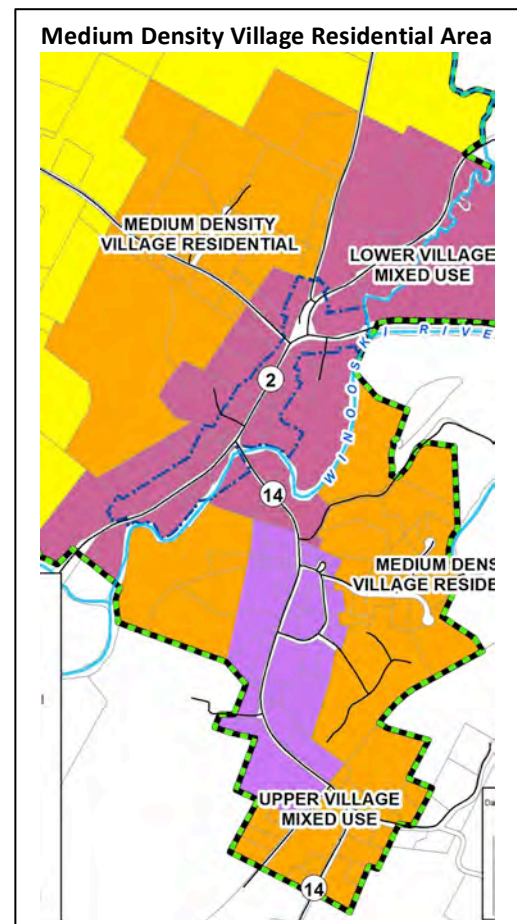
The Medium Density Village Residential Area adjoins both the Lower Village Mixed Use Area and the Upper Village Mixed Use Area. Currently, this area is predominantly residential with some large undeveloped areas. The Medium Density Village Residential Area is envisioned to develop as compact residential neighborhoods within easy walking distance to Lower Village and Upper Village Mixed Use businesses and services.

**Purpose:** The Medium Density Village Residential District will provide a variety of housing types that support nearby businesses. Single family, two-family and multi-family uses will be developed in a compact village pattern at moderate densities. Housing will be integrated with green space, parks and paths.

**Desired Elements:**

- New residential development with a range of housing options;
- Buildings close to streets and sidewalks;
- Sidewalks and bicycle lanes connecting with other village areas;
- Trails between village locations and connections to trail networks.

**Minimum Lot Size:** ½ acre. Greater density (4 units/acre) may be allowed for Planned Unit Developments and Planned Residential Developments.



#### 5.4.4 Village Residential Area

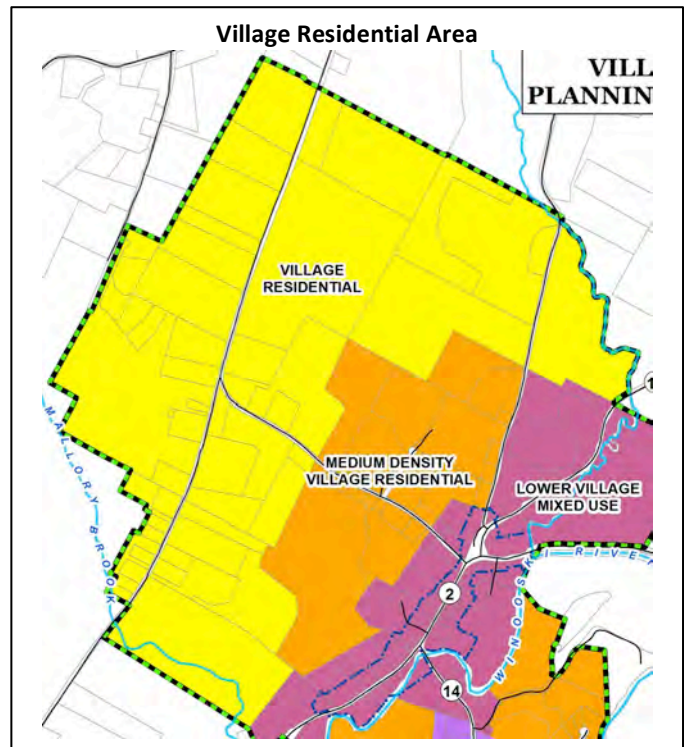
The Village Residential Area adjoins the north and west side of the Medium Density Village Residential area. This area includes the elementary school and town recreation fields, and has residential uses, undeveloped properties and conserved agricultural land. The Village Residential Area is envisioned as providing less dense residential housing opportunities close to the Lower Village and elementary school. Existing agricultural uses will continue to be an important element of this planning area.

**Purpose:** The Village Residential District will provide residential neighborhoods in close proximity to core village areas, schools and parks, while maintaining a compact development pattern that is integrated with open space, recreational facilities and trails.

**Desired Elements:**

- New residential development with a range of housing options;
- Sidewalks and bicycle lanes connecting with other village areas;
- Trails between village locations and connections to elementary school, recreation fields and trail networks.

**Minimum Lot Size:** 1 acre. Greater density (2 units/acre) may be allowed for Planned Unit Developments and Planned Residential Developments.



#### 5.5 Development Potential: How Much Growth Could Occur?

Planners use a tool, called buildout analysis, to calculate development potential under current and future land development regulations. Changes to land development parameters, such as minimum lot size, will impact future development potential. A buildout analysis was conducted to determine the amount of development that could occur in East Montpelier Village under current zoning and under the changes proposed in this plan. This section summarizes the highlights of the buildout analysis. The full buildout analysis report is included in Appendix C.

The major factor that is unknown in a buildout analysis is the amount of time that will be needed for full buildout to occur. The actual pace of development is determined by market forces, and is influenced by the economy and population growth. Additionally, property owners may choose not to subdivide their properties, limiting new development.

Development can be constrained or encouraged by various factors, including:

- Environmental factors: Generally, wetlands, floodplains, river corridors and buffer areas cannot be developed. Lands that have been conserved also typically cannot be developed. Steep slopes are difficult, and therefore unlikely, to be developed. A buildout analysis removes these types of constraints from development calculations.
- Existing development: Developed properties might be able to be subdivided, depending on where buildings are located on the property. Existing developed parcels might also be redeveloped, either by renovating an existing building or by tearing down and building a new structure.

There are currently 252 parcels within the proposed village boundaries. Under existing zoning development potential is very limited: only 31 new residential parcels and 12 new non-residential parcels could be developed – a 17% increase over the current number of buildable parcels.

Under this Village Master Plan, total potential parcels increase 74.2%. This development potential is comprised of 169 new residential parcels and 18 new non-residential parcels. 27% of the new residential parcels would be in the two mixed-use planning areas; 35% would be in the Medium Density Residential planning area, and 38% would be in the Village Residential planning area. New non-residential parcels would be located in the mixed use planning areas: 28% in the Lower Village and 72% in the Upper Village.

Village Master Plan Development Potential				
Planning Area	Minimum Lot Size	New Parcels		
		Residential	Non-Residential	Total
Lower Village Mixed Use	½ acre	22	5	27
Upper Village Mixed Use	½ acre	23	13	36
Medium Density Residential	½ acre	60	0	60
Village Residential	1 acre	64	0	64
<b>TOTAL</b>		<b>169</b>	<b>18</b>	<b>187</b>

Only 34% of the total development potential is located in the two mixed-use planning areas. In part, this is because these areas are already developed. The flood plain and river corridor also limit development in the Lower Village Mixed Use area. Changing the zoning in these planning areas will help these areas develop but will not be sufficient for these areas to meet their full potential. Renovation and redevelopment of existing properties in the mixed use planning areas would also help revitalize these areas.