

## 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.