



REGIONAL PLAN FUTURE LAND USE CATEGORIES

Downtown
Center

Village
Center

Planned
Growth
Area

Village
Area

Transition
(optional)

Enterprise

Resource-
Based
Recreation

Rural
Hamlet
General
Ag / Forest
Consv.

STATE DESIGNATION / COMMUNITY INVESTMENT

Center

Neighborhood

ACT 250

Tier 2: Status Quo

Tier 1a: Full Exemption – 'consistent with' FLU

Tier 1b: Partial Exemption

Tier 3 - TBD

Tier 3 subject to rulemaking; not derived from regional maps.

This table represents land use, designation, and Act 250 jurisdiction categories, not land area acreage or percentage of land area.

Downtown or Village Centers

- Vibrant, mixed-use centers bringing together community economic activity and civic assets.
- Includes all existing designated village centers and downtowns, as well as villages and larger downtowns seeking benefits under the State Designation Program.
- The Downtown/Village Centers are the central business and civic centers within Planned Growth Areas, Village Areas, or may stand alone.
- Provide opportunities for Downtown & Village Centers to grow in a flood resilient way.
- **No requirement for zoning, subdivision or infrastructure (unless your town is pursuing Tier 1A or 1B status).**

Proposed Village Center: Concord Village

DRAFT



0 0.05 0.1 0.19 Miles



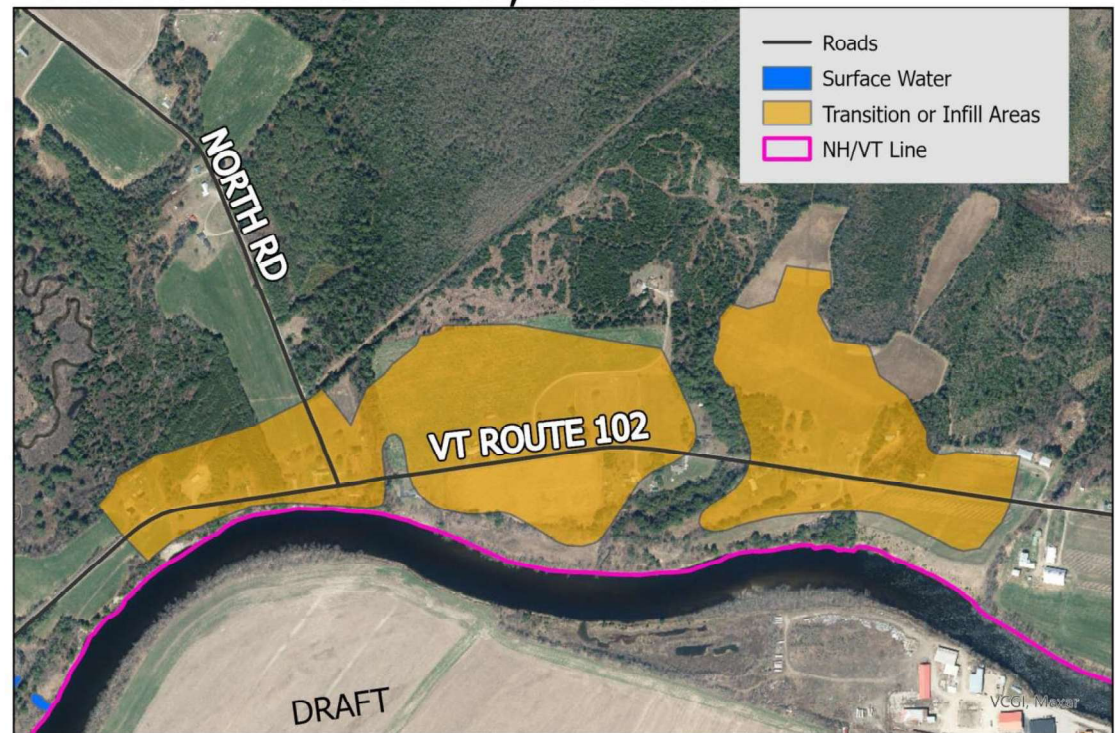
Warning this Data is for planning purposes only and does not replace a survey or engineering study.

Transition/Infill Area

- Areas of existing or planned commercial, office, mixed-use development, or residential uses either adjacent to a Planned Growth or Village Area or a new stand-alone Transition Area.
- Intent to transform into higher-density, mixed use settlements, or residential neighborhoods through infill and redevelopment or new development.
- Could also include adjacent greenfields safer from flooding and planned for future growth.
- **Requirements: served by, or planned for, water and/or wastewater and new commercial linear strip development not allowed.**

Proposed Transition/Infill; Area: Rte 102 & North Rd, Guildhall

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0 0.13 0.25 0.5 Miles



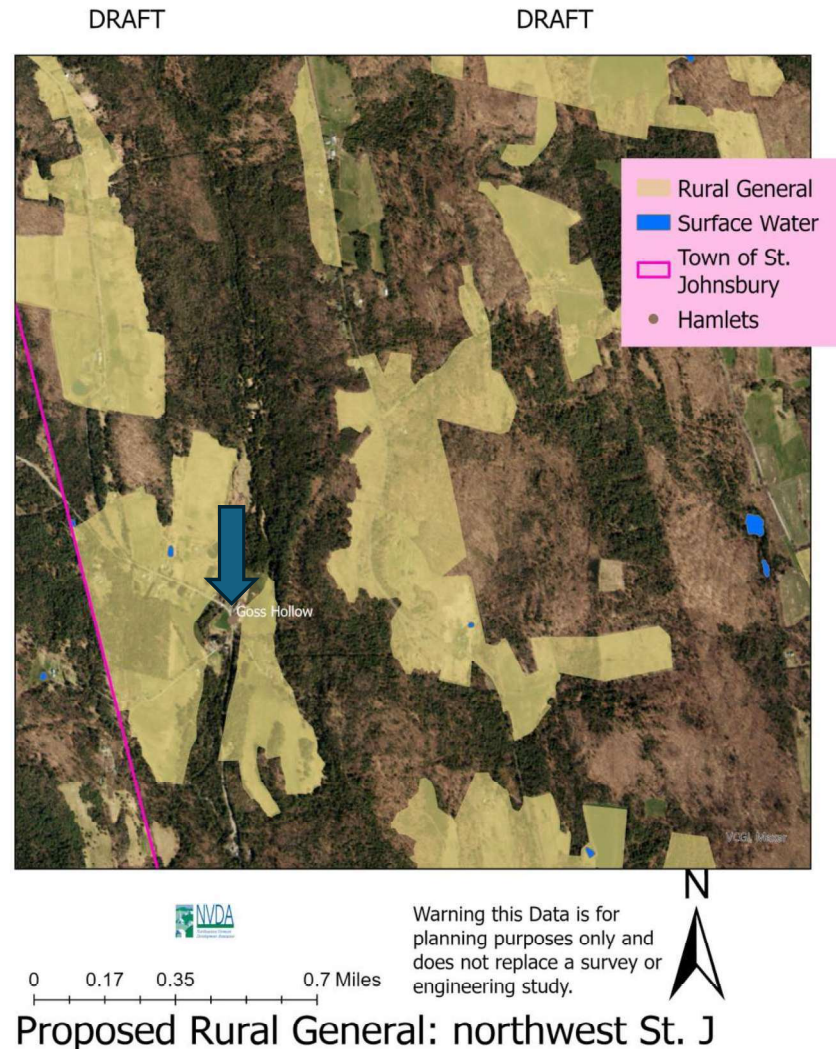
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Rural – General

- Areas that promote the preservation of Vermont's traditional working landscape and natural area features. Low-density residential and sometimes limited commercial development that is compatible with productive lands and natural areas.

Hamlet

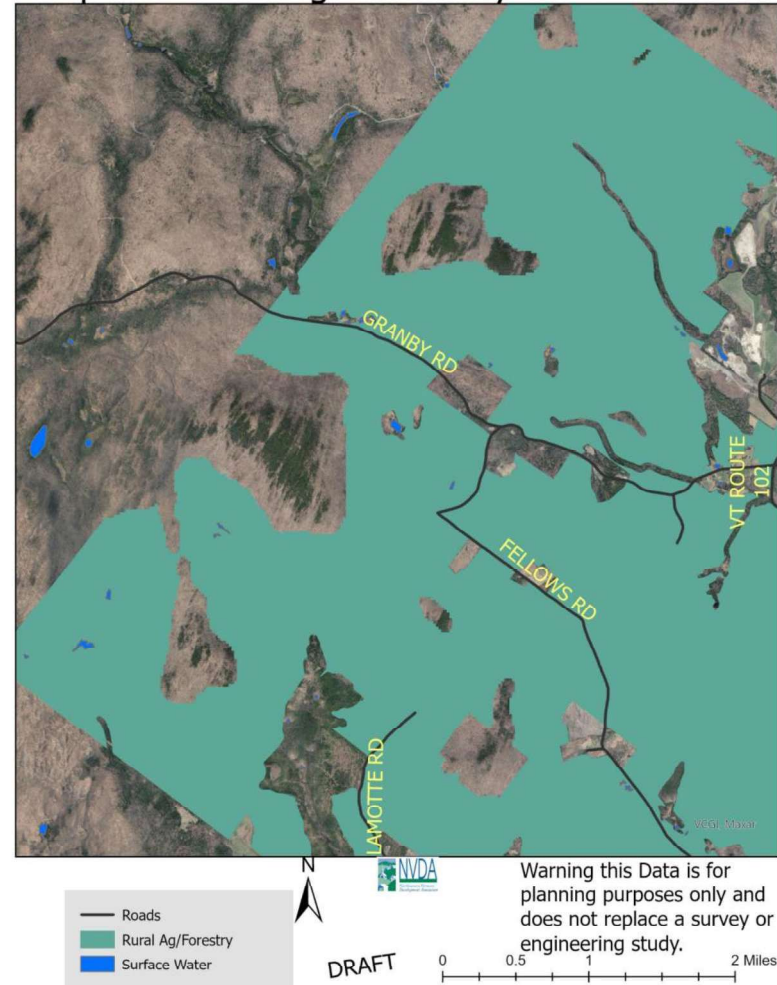
- Small historic clusters of homes and perhaps a school, church, store, or other public buildings not planned for significant growth; no public water supply or wastewater systems. These may be depicted as points on the FLU map.



Rural - Agricultural and Forestry

- Blocks of forest or farmland that sustain resource industries, provide critical wildlife habitat and movement, outdoor recreation, flood storage, aquifer recharge, and scenic beauty; contribute to economy and quality of life.

Proposed Rural Ag & Forestry: western Guildhall



Rural – Conservation

- Areas intended to be conserved often with regulations or State or non-profit purchase of property rights. These lands have significant ecological value, and require special protection due to their uniqueness, fragility, or ecological importance.
- This land use category does not necessarily indicate tier 3 status

Proposed Rural Conservation:
Steam Mill Brook WMA, Walden

