

ADDISON COUNTY'S FUTURE LAND USE MAP

Addison County Regional Planning Commission (ACRPC) has been working with municipalities to create a regional Future Land Use (FLU) Map. The current **DRAFT** FLU Map is now available for review and comments at upcoming outreach events throughout the county and via the link below.

How will this impact you? Through planning, your town or city prioritizes how land is used and shared. Land use maps and planning impact where houses and other development are built as well as where natural resources are protected. This map also impacts Act 250 jurisdiction. You can participate in community discussions and decisions that shape your town or city.

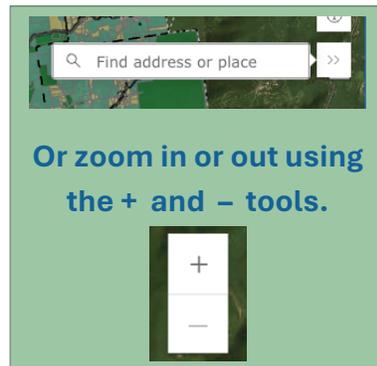
Why are we talking about this? In 2024, Vermont passed [Act 181](#) to encourage new housing by reducing permitting requirements (known as Act 250), and directing state funds to areas that are planned for growth. ACRPC is working with each town and city in Addison County to recommend where to make it easier to build housing and businesses, and where to prioritize other land uses like recreation and agriculture. Once the map is approved by the Land Use Review Board, certain areas automatically qualify for state incentives (reduced Act 250 jurisdiction, Community Investment Designations) that make it easier to build much-needed homes.

How do I access and use the interactive map?

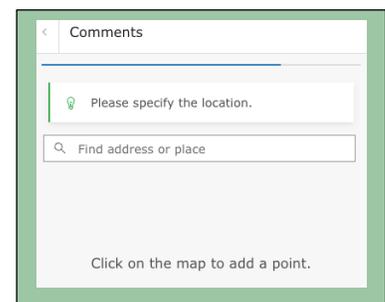
Step 1: Click on the link below to access the interactive Future Land Use Map.



Step 2: You can type in a specific address in the Search box on the right, or zoom in/out to locate properties.



Step 3: To share a comment, click on "Submit a comment" located in the bottom left. Then either mark the spot on the map or type in the address.



What do the categories and colors signify? See the next page for details. The interactive map also features the category definitions and key.

How does this affect my town's zoning bylaws? The ACRPC Future Land Use Map is not zoning or a development plan. Choices about how to develop locally are up to each municipality. Reach out to your community's Planning Commission, Development Review Board (DRB), and/or Selectboard / City Council to get involved in those decisions.

Questions? Reach out to a member of our team or visit our website.
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NEW LAND USE CATEGORIES



Downtown Centers
 Vibrant, mixed-use centers bringing together community economic activity and civic assets.



Village Centers
 Vibrant, mixed-use centers bringing together community economic activity and civic assets.



Planned Growth Areas
 Existing mixed-use neighborhoods and adjacent open lands near Centers that have local planning, zoning, and infrastructure necessary to support substantial growth and become economic and cultural hubs surrounding towns.



Village Areas
 Traditional settlement area or proposed new settlement area, typically comprised of a cohesive mix of resid., civic, religious, comm., & mixed-use buildings, arranged along a main street & intersecting streets that are within walking distance for residents who live within and surrounding the core.



Transitional or Infill Areas
 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.



Resource Based Recreation Areas
 Large-scale resource-based, recreational facilities, often concentrated around ski resorts, lakeshores, or concentrated trail networks, which provide infrastructure, jobs, and housing to support recreation.



Enterprise Areas
 Locations of high economic activity and employment, which are not adjacent to Planned Growth Areas, such as industrial parks, resource extraction, airports, and rail facilities.



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 of wastewater systems.



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.



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.



Rural Agriculture & 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.

Questions? Reach out to a member of our team:
 Katie Raycroft-Meyer, Senior Community Planner, kraycroftmeyer@acrpc.org; Danelle Birong, Community Planner, dbirong@acrpc.org
 Information is available on ACRPC's website, at the office during regular business hours, and we are happy to schedule in-person meetings.