



Shaping  
Our Region  
From the Ground Up

## DRAFT Future Land Use Map – Planning Area Descriptions 1/21/2015

(Adapted from Windham Regional Commission's 2014 Plan)

**Regional Centers** are the Region's core downtowns, plus their surrounding mixed-use neighborhoods, which accommodate high density commercial, institutional, and housing services. They are served by infrastructure – including but not limited to urban road networks, sidewalks, public water and wastewater systems – that support the highest densities in the Region.

**Town Centers** are less densely populated settlements and smaller than regional centers, but similarly accommodate many of the same residential, civic, commercial and light industrial uses. Town centers have residential densities of 1 unit per acre or higher and are served by municipal infrastructure.

**Hamlets** are smaller than villages, and are typically concentrated residential settlements in rural areas that may or may not provide minor commercial and civic services.

**Industrial** consists of areas where existing and future commercial and industrial activities are encouraged, including new development and redevelopment

**Rural Commercial** concentrated along US 2, US 302, VT 12, VT 14, and VT 100, include areas of mixed-use development built in a spread out pattern. Typically dominated by commercial service industries, the intent of this land use category is to transform these areas into higher-density, mixed-use settlements through infill and redevelopment.

**Rural Residential** characterized by low and very low density housing includes areas that are already committed to residential development (0.1–1 units per acre) or are in proximity to already developed lands.

**Resort Centers** are developments that are associated with large-scale recreational facilities, which in this region are concentrated around ski area facilities.

**Productive Rural** areas include large forest blocks, deer wintering areas, sand/gravel/mineral deposits, and prime agricultural soils that, when in productive use, contribute to the working landscape and have significant economic value.

**Resource** areas are dominated by lands requiring special protection or consideration due to their uniqueness, irreplaceable or fragile nature, or important ecological function. These include protected lands; elevations above 2,500 ft (elevations above 1,700 ft in

Waitsfield, as regulated); slopes of 25% or more; rare, threatened or endangered species and significant natural communities; wetlands, special flood hazard areas; and shoreline protection areas. As a subcategory of Resource lands, this plan recognizes *critical resource areas* as key sites that are particularly sensitive and should be given maximum protection.