

Charlotte Villages Housing Capacity

These maps indicate the potential for new homes in Charlotte's Villages permissible under the basic dimensional standards (i.e., minimum lot area) of the Land Use Regulations.



The top two maps represent current conditions, accounting for existing dwellings, and includes an allowance for an accessory dwelling or duplex unit for each single-unit home.

The bottom two maps indicate the additional homes that could be built under the proposed mixed use density bonus in the Village Commercial Districts.

Both scenarios show the development potential of legally conserved parcels to indicate how much capacity they could transfer to non-restricted parcels. CCRPC may not be aware of all existing restrictions to development rights.

Neither scenario accounts for site limitations such as wetlands, water / wastewater / stormwater capacity, layout, access, etc. These maps do not guarantee development potential of any parcel. The accuracy of information presented is determined by its sources. Errors and omissions may exist. The Chittenden County Regional Planning Commission is not responsible for these. Questions of on-the-ground location can be resolved by site inspections and/or surveys by registered surveyor. This map is not sufficient for delineation of features on-the-ground. This map identifies the presence of features, and may indicate relationships between features, but is not a replacement for surveyed information or engineering studies.

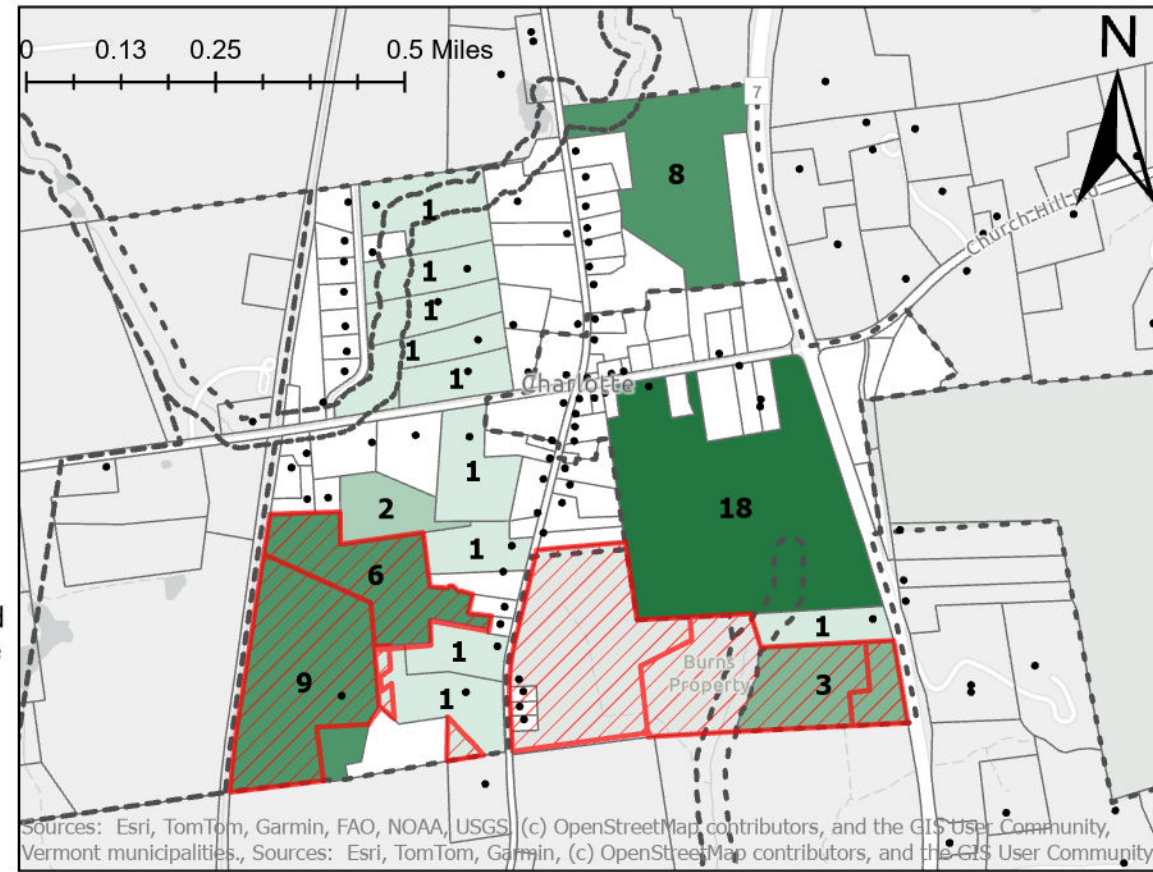
Legend

- Existing Housing Locations (may be multi-unit)
-  Conserved Areas
-  Charlotte Zoning Boundaries
-  Parcel Boundaries

Additional Housing Unit Capacity

District	Existing	Bonus	Net Gain
ECV	19	19	0
EVCN	0	2	2
WCV	34	34	0
WVCM	22	78	56
Total	75	133	58

West Village - Existing Zoned Capacity



West Village - Mixed Use Density Bonus Capacity



East Village - Existing Zoned Capacity



East Village - Mixed Use Density Bonus Capacity



Data sources: Parcel Boundaries (VCGI); Housing Locations (CCRPC); Charlotte Zoning Boundaries (CCRPC); Conserved Areas (Town of Charlotte / CCRPC, VCGI)
Map created 6/12/2025 by D. Schibler using ArcGIS Pro.