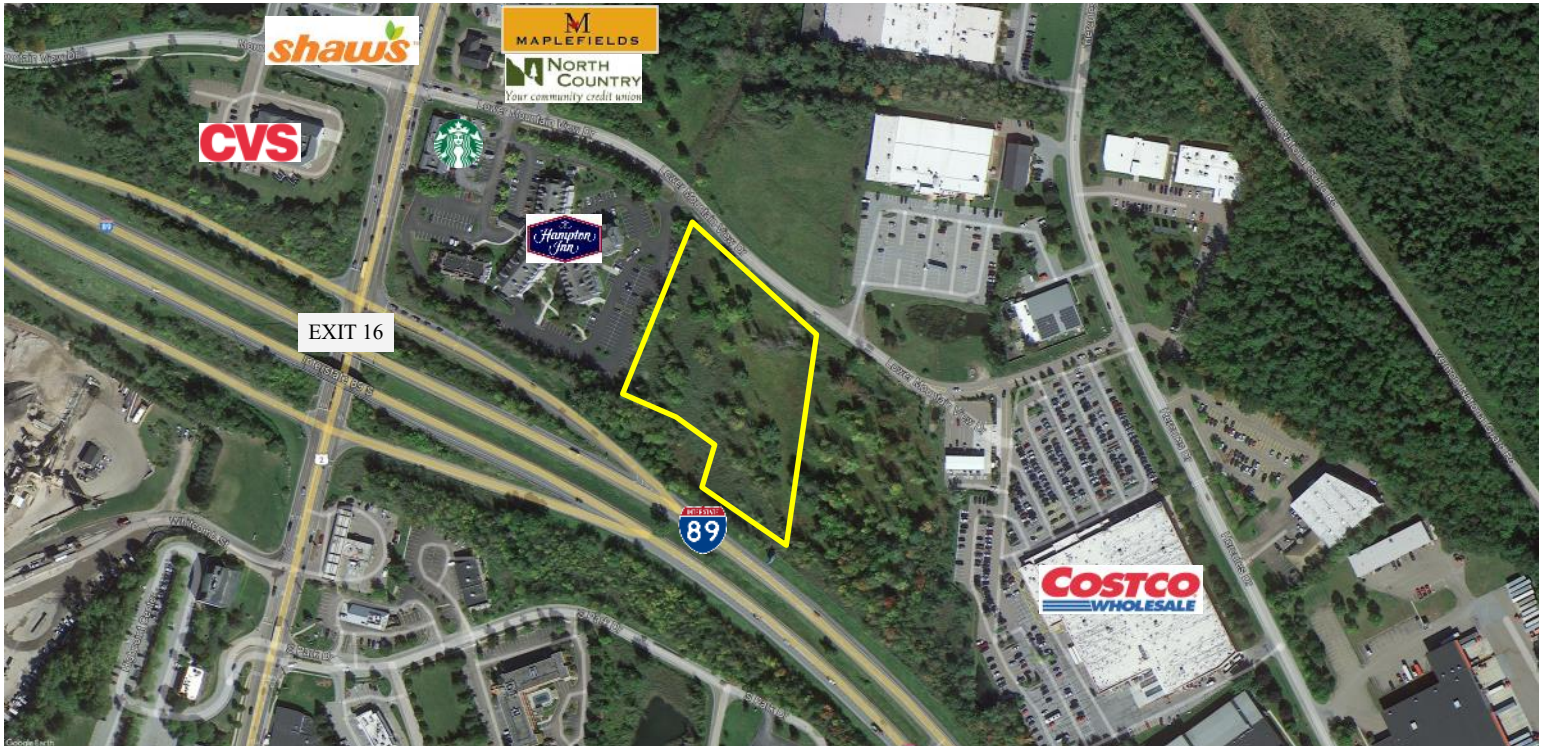


FOR SALE  
COMMERCIAL LAND  
LOT #3, LOWER MOUNTAIN VIEW DRIVE,  
COLCHESTER



**Lot Size: 4.14+/- acres**

**Features:**

- Excellent location next to Costco, Hampton Inn and Interstate 89, Exit 16!
- Zoning allows for many permitted and conditional commercial uses including hotels/motels, retail, restaurants, automobile sales, equipment sales and business services!
- High daily traffic counts

**Zoning: Commercial**

**Sale Price: ~~\$895,000~~ \$695,000**

**NAI J.L. Davis Realty**

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

**Contact Information:**

Rick Harrison

Office: 802-876-6924

Cell: 802-238-5326

rickh@jldavisrealty.com

www.jldavisrealty.com





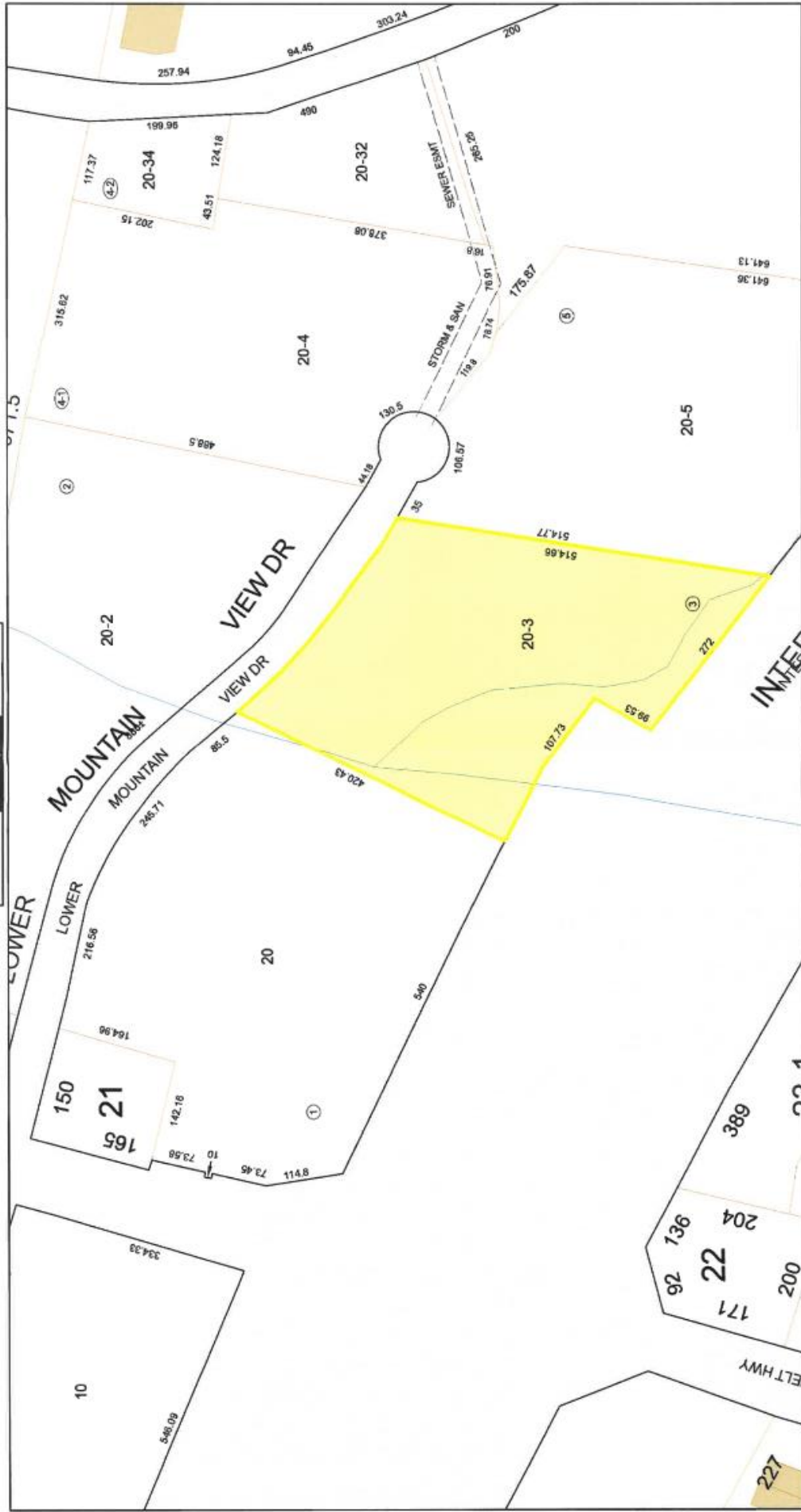
June 8, 2022

Colchester, VT

1 inch = 134 Feet



www.cai-tech.com



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## ARTICLE 5: COMMERCIAL &amp; INDUSTRIAL DISTRICTS

## 5.01 Commercial District COM

## 5.02 Industrial District IND

## 5.03 Business District BD

## 5.01 Commercial District COM

A. Purpose. To provide designated areas to serve the needs of widely scattered residential developments with a range of retail, personal, professional and other compatible commercial type uses.

B. Municipal Plan. These regulations hereby implement the relevant provisions of the Town of Colchester adopted municipal plan and are in accord with the policies set forth therein.

C. Permitted Uses. Those uses indicated in Table A-1 and accessory uses to those uses. Any uses not listed in Table A-1 are prohibited. Items that are not customary as accessory uses to those listed in Table A-1 are prohibited.

D. Conditional Uses. Those uses indicated in Table A-1 and approved pursuant to Article 8, and accessory uses to those uses. Any uses not listed in Table A-1 are prohibited. Items that are not customary as accessory uses to those listed in Table A-1 are prohibited.

E. Area, Density, and Dimensional Requirements. In the COM District, all requirements of this Section 5.01 and Table A-2 shall apply.

F. Additional Standards. In addition to the Site Plan, Conditional Use, Planned Unit Development criteria, all development in the COM District shall also be subject to the following standards:

1. Automotive Services uses shall be subject to the following:
  - (a) All repair work shall be carried out within an enclosed building.
  - (b) Outdoor storage of scrap or junk cars, spare parts or dismantled cars may be stored outside of a building only where the area for storage is enclosed within a six (6) foot high wall or privacy type fence.
  - (c) Damaged vehicles awaiting disposition may be stored outside of a building only where the area for storage is enclosed within a six (6) foot high wall or privacy type fence.
  - (d) Up to five vehicles may be stored outside on the premises provided said storage does not exceed one (1) week in duration.
2. Gasoline Sales:
  - (a) Curb cuts shall be no less than 50 ft. from street intersections.
  - (b) Pumps, lubricating and other outside service devices shall be located at least 45 ft. from the front, side or rear lot lines, and at least 300 ft.



from any lot occupied by a school, hospital, library or religious institution.

(c) Storage of trailers, campers or other such vehicles shall be prohibited.

3. Car wash.

(a) All washing facilities shall be within a completely enclosed building.

(b) Vacuuming and drying areas may be located outside the building but shall not be in the front yard and shall not be closer than 100 ft. from any residential district.

(c) Access points shall be located at least 50 ft. from the intersection of any two (2) streets.

(d) All off-street parking and waiting areas shall be hard surfaced and dust free.

(e) One (1) traffic lane shall be provided as means of exiting the facility without having to enter the car wash building, such lane to be in addition to a lane for vehicles waiting in line for the car wash and other access and circulation required herein in Article Ten.

4. Drive-ups shall be subject to the following:

(a) shall not be located within 300 ft. of any lot occupied by a school, hospital, library, and shall not be located within 300 ft. of an abutting residential district.

(b) There shall be separate aisles for vehicle traffic entering and exiting the site.

(c) No parking shall be permitted in any part of the front yard setback.

(d) Drive-up service windows shall be on the side or rear of the building.

(e) Trash containers shall be located on concrete pads and enclosed within a screen a minimum height of the container(s).

5. Warehouse/Wholesale distribution business:

(a) No outside storage shall be permitted.

(b) Covered storage in more than one (1) building may be permitted provided all area and dimensional requirements are met.

## 5.02 Industrial District IND

A. Purpose. To provide areas for manufacturing, wholesale, processing activities or related uses which are accessible to Arterial or Collector highways or railroad transportation facilities.

B. Municipal Plan. These regulations hereby implement the relevant provisions of the Town of Colchester adopted municipal plan and are in accord with the policies set forth therein.

GENERAL CATEGORIES		SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	COMIND	BD	AGRM	HPI	FP	PAMU	
<b>1.000 RESIDENTIAL</b>																					
1.100 Single-Family Dwelling	1.110 Detached, one dwelling unit per lot	1.111 Site-built and modular structure	P	P	P	P	P	P	P	C	P	P	C	P			P			P	
		1.112 Mobile home	P	P	P	P	P	P	P	P	C	P	P	C	P			P	P		P
		1.113 Occupant is directly engaged with on-premises commercial use							P	P	C	P	P	C	P	P					
1.200 Two-Family Dwelling	1.120 Detached, more than one dwelling per lot	1.121 Site-built	P1	P1	P1	P1	P1	P1	P1	C1	P1	P1	C1	P			P1			P1	
		1.122 Mobile home park																			
1.300 Multi-Family Dwelling	1.210 Duplex	1.220 Primary residence with accessory apartment	P	P	P	P	P	P	P	P	P	P	C	P			P			P	
		1.310 Multi-family residence	P	P	P	P	P	P	P	P	C	P	P	C	P			P			P
1.400 Dwellings Emphasizing Special Services, Treatment or Supervision	1.410 Residential Care Home	1.440 Halfway house	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	C1	C			P1			P1	
		1.450 Congregate Housing	P	P	P	P	P	P	P	P	C	P	P								P
		1.460 Group Quarters	P1	P1	P1	C	C	P1	P1	P1	P1	P1	P1	C1	C			C			C
		1.510 Boarding house	P	P	P	C	C	P	P	P	C	C	C								C
		1.520 Bed & Breakfast	P	P	P	C	C	P	P	P	P	P	P	C	C						C
1.500 Miscellaneous, Rooms for Rent Situations	1.530 Hotel & Motel	1.540 Extended Stay Hotel													C						
		1.550 Inn													C						
		1.560 Campground													C						
		1.570 Primitive Campground													C						
1.600 Temporary Emergency, Construction and Repair Residences	1.700 Home Businesses	1.710 Home occupations	P	P	P	P	P	P	P	P	P	P	C	P			P	P	P	P	
		1.720 Home businesses	C	C	C	C	C	C	C	C	C	C	C	C	C			C	C	C	C

1 = Subject to PUD Standards P=Permitted Use C=Conditional Use Blank =Not Allowed  
 Table of uses only.  
 For specific conditions and exceptions & GD3 District see text.

Table A-1: Table of Uses - Page 1

GENERAL CATEGORIES		SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	COM	IND	BD	AGR	M	H	P	F	P	A	M	U	
1.800 Planned Residential Development			P	P	P	P	P	P	P	P	P	P	C	P													
<b>2.000 SALES AND RENTAL OF GOODS</b>																											
2.100 General Sales	2.110 Convenience store	2.111 With gasoline sales							C			C			P	C	C										
	2.120 Shopping Center	2.112 Without gasoline sales						P	P	P	P	P				P	P										
		2.121 Without drive-up						P	P	P	P	P					P	P									
	2.130 Retail Sales	2.122 With drive-up						C	C	C	C	C				C	C										
		2.131 With store area less than 10,000 s.f. without drive-up						P	P	P	P	P	P			P	P	P									
		2.132 With store area less than 10,000 s.f. with drive-up						C	C	C	C	C	P				P	P									
	2.140 Retail Food Establishment	2.137 Retail sales with a significant component of goods sold being ag or produced on the premises	2.133 With store area more than 10,000 s.f. but less than 50,000 s.f. without drive-up						C								P	P									
			2.134 With store area more than 10,000 s.f. but less than 50,000 s.f. with drive-up						C									P	P								
			2.135 With store area greater than 50,000 s.f. without drive-up																P	P							
	2.140 Retail Food Establishment	2.141 With store area less than 5,000 s.f.	2.136 With store area greater than 50,000 s.f. with drive-up														P	P									
2.141 With store area less than 5,000 s.f.								P	P	P	P	P						P	P								

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GENERAL CATEGORIES		SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	COMIND	BD	AGR	MHP	FP	PAMU
		2.142 With store area greater than 5,000 s.f. & supermarkets						C	C	C	C	C			P	P				
	2.150 Wholesale Establishment	2.151 With store area less than 10,000 s.f.						C	C	C	C	C			P	P				
		2.152 With store area more than 10,000 s.f. but less than 50,000 s.f.							C						P	P				
		2.152 With store area greater than 50,000 s.f.													P	P				
	2.170 Equipment sales with associated repair	2.171 Small equipment								C		C			P	C	P			
	2.180 Commercial Greenhouse	2.172 Large equipment										C			P	P				
		No on-premises sales permitted						P	P	P	P	P			P	P				P
		On-premises sales permitted						P	P	P	P	P			P	P				P
	2.190 Roadside stands for the sale of produce grown on the premises							P	P	P										P
2.200 Mobile Home Sales & Rental															C	C	C			C
2.300 Marine Sales		2.310 Without associated service & repair						C	C						P	C	C			
		2.320 With associated service & repair						C	C						C	C	C			
2.400 Automobile Sales		2.410 Without associated service & repair							C						C	C	C			
		2.420 With associated service & repair							C						C	C	C			
2.500 Automotive Accessory Sales		2.510 Without installation						P	P	P	P	P			P	C	C			
		2.520 With installation						C	C	C	C	C			P	C	C			

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Table A-1: Table of Uses - Page 3

GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	COM	IND	BD	AGR	MH	FP	PAMU
2.600 Rental	2.6100 General Merchandise						C	C	C	P	P			P	P	P				
	2.620 Equipment								C					P	P	P				
	2.630 Automobile							C						C	P	P				
	2.640 Marine											P	P							
<b>3.000 OFFICE &amp; SERVICES</b>																				
3.100 Office	3.110 General Office																			
	3.120 Research Facility or Laboratory						P	P	P	P	P		P	P	C	C				
	3.130 Medical Office						P	P	P	P	P		C	P	P	P				
	3.131 With not more than 10,000 square feet of gross floor area												C	P						
	3.132 With greater than 10,000 square feet of gross floor area						C	C	P	C	C			P						
	3.133 With Clinic																			
3.200 General Services	3.210 Radio & Television Studio						C	C	C	C	C			P	P	C				
	3.220 Financial Institution						P	P	P	P	P			P	P	P				
	3.230 Banks						P	P	P	P	P		C	P	C	C				
	3.231 With drive-up windows						C	C	C	C	C			P	P					
	3.232 Without drive-up windows						P	P	P	P	P			P	P	C				
	3.240 Personal or Business Service						P	P	P	P	P			P	P	P				
	3.250 Artist Production Studio																			
	3.260 Funeral home						P	P	P	P	P			P						
	3.270 Crematorium																			
	3.280 Drycleaner & Laundromat						C	C	P	P	P	C	C	P	P	C	P	C		C
	3.281 Majority of business is walk-in or self-serve						C	C	P	P	P			C	P					
	3.282 Majority of business is not walk-in						C	C		C	C			P	P	P				

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GENERAL CATEGORIES	SPECIFIC USE	R3R2R1R5R10GD1	GD1C	GD2GD4GD4C	LS1	LS2	COMIND	BD	AGRMHPIFPAMU
3.300 Automotive Services	3.290 Animal Services		C C C	C P P		C	P	C C	C
	3.291 Veterinary Clinic		C C C	C P P					
	3.292 Kennel	P	C	C			P	C P	P
	3.293 Grooming Facility	C C C	C C C	C P P		C	P	C C	C
	3.294 Animal Shelter	C C	C C	C C			P	C C	C
3.310 Service & Repair	3.311 Without body work		C C C	C C P			P	P	
	3.312 With body work		C				C	P P	
	3.320 Body Work		C				C	P P	
	3.330 Car Wash		C				P	C C	
3.340 Gasoline Sales	3.341 Without Service & Repair		C				P	C C	
	3.342 With Service & Repair		C				P	C C	
<b>4.000 MANUFACTURING &amp; PROCESSING, OF GOODS, MERCHANDISE AND EQUIPMENT</b>									
4.100 All operations conducted entirely within fully enclosed building	4.110 Printing & binding production facilities		C	C P			P	P	
	4.120 Photocopy & printing shop with accessory retail		C C	C C P			P	P	
	4.130 Equipment repair			C P P		C	P	P P	
	4.131 Small equipment						P	P P	
4.140 Manufacturing & processing with related distribution & warehousing	4.132 Large equipment			C C C		C	P	P P	
	4.150 Small-Scale Manufacturing								
4.200 Operations conducted within & outside fully enclosed building	4.210 Lumber & contractor's yard		C	C C C			P	P P	
	4.220 Salvage yard								
	4.230 Landscape contractor's yard		C C C	C C C			P	P P	P

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GENERAL CATEGORIES		SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	COM/IND	BD	AGR	MHP	FP	P/AMU
4.3	Slaughter House														C					
<b>5.000 EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES</b>																				
5.100	Schools	5.110 Elementary and secondary including associated grounds and athletic and other facilities 5.120 Trade or vocational schools 5.130 Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)	C	C	C	C	P	P	P	P	P	P		C						C
5.200	Religious Use	such as churches, synagogues, and temples (including associated residential structures for religious personnel and associated buildings but not including elementary school or secondary school buildings)	C	C	C	C	P	P	P	P	P	P		P	P	C	C	C		C
5.300	Orphanage																			
5.400	Cultural Facilities	such as libraries, museums, art galleries, art centers and similar uses	P	P	P	P	P	P	P	P	P	P		P	P					C
5.420	Within a building	having a gross floor area exceeding 500 square feet	C	C	C	C	P	P	P	P	P	P		P	P					C
5.500	Social clubs	such as, union halls, fraternal clubs and lodges					C	C	C	C	P	P	C	P	P	C				C
<b>6.000 RECREATION &amp; ENTERTAINMENT</b>																				
6.100	Activity conducted	entirely within building or substantial structure																		
6.110	Athletic facility						P	P	P	P	P	P	P	P	P	C				P
6.120	Movie theaters	6.121 Seating capacity of not more than 300 6.122 Seating capacity of more than 300					P	P	P	P	P	P		C	P					C
6.130	Theaters & Music Halls	6.131 Seating capacity of not more than 300 6.132 Seating capacity of more than 300					C	C	C	C	C	C			P					C

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Table A-1: Table of Uses - Page 6

GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	COM	IND	BD	AGR	MH	FP	AMU
6.200 Activity conducted primarily outside enclosed buildings or structures	6.140 Adult Entertainment													C						
	6.150 Event Facility					P	P	P	P	P	P	C	P	P	P	P	C	C		C
	6.160 Indoor Firing Range				C		C	C	C	C	C			C	C	C	C			C
	6.210 Recreational facilities –privately owned facilities such as golf and country clubs, etc.				C	C	C	C	C	C	C	P	P	P	P	C	C			C
	6.220 Publicly owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C		C
	6.230 Stables and arenas for horses				P	P	C	C	C	C	P	P								P
	6.240 Racing tracks - automobile and motorcycle				C	C	C	C	C	C	C	P	P	P	P	C	C			P
	6.250 Open air markets, farm and craft markets,, produce markets				C	C	C	C	C	C	C	P	P	P	P	C	C			P
	6.260 Drive-in movie theaters				C	C	C	C	C	C	C	C	P	C	P	C	C			
	6.270 Water-based facilities				C	C	C	C	C	C	C	C	P	C	P	C	C			
6.272 Residential Marine Associations	6.271 Marinas and yacht clubs	C	C	C	C	C	C	C				P	P							
	6.280 Outdoor Firing Range				C	C			C	C	C					C	C			C
6.300 Coliseums, stadiums and all other facilities listed in the 6.100 & 6.200 classifications designed to seat or accommodate more than 1,000 people														P	C	C				
7.000 INSTITUTIONAL RESIDENCE, CARE, OR CONFINEMENT FACILITIES																				
7.100 Hospital																				
7.200 Nursing Care Home		P	P	P	P	P	C	C	P	C	C			P						P

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Table A-1: Table of Uses - Page 7

GENERAL CATEGORIES		SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	COM	IND	BD	AGR	MH	PI	F	P	AMU
7.300	Nursing care institution							C	C	P	P	P			C								
7.400	Mental Health Facility (other than halfway houses)							C	C	C					C								
7.500	Correctional facilities														C								
7.600	Home-based day care facilities up to six children		P	P	P	P	P	P	P	P	P	P	C	P							P	P	P
7.700	Intermediate day care facilities		P	P	P	P	P	P	P	P	P	P		P	C	C	C	C	C	C	P	C	P
7.800	Large day care facilities		C	C	C	C	C	P	P	P	P	P		C	C	C	C	C	C	C	C	C	C
7.900	Hospice Care Home						C	C	P	P	P	P			P	C	P	C					
<b>8.000 RESTAURANTS, BARS, NIGHT CLUBS</b>																							
8.100	Restaurants	8.110 Standard																					
		8.111 With outdoor seating						P	P	P	P	P	C	P	P								
		8.112 Without outdoor seating						P	P	P	P	P	C	C	P								
		8.120 Short-Order						C	C	C	C	P		C	P	C	C	C	C	C			
		8.121 No drive-up service						C	C	C	C	P			P	C	C	C	C	C			
		8.122 With outdoor seating						C	C	C	C	P			P	C	C	C	C	C			
		8.123 Drive-up service allowed							C			C			C		C						
8.200	Bars							C	C	C	C	C	C	C	C								
8.300	Night Clubs								C			C	C	C	C								
8.400	Mobile Food Units							C	C	C	C	C	C	C	C								P
<b>9.000 STORAGE AND PARKING</b>																							
9.100	Automobile parking garages or parking lots not located on a lot on which there is another principle use to which the parking is related							C	C	C	C	C		C	P	P							
9.200	Storage of goods not related to the sale or use of these goods on the same lot where they are stored	9.210 Warehousing with all storage within completely enclosed structures								C					C	P	P						
		9.220 Mini-storage with all storage within completely enclosed structures							C						C	P	P						

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GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	COM	IND	BD	AGR	MHI	FP	AMU
	9.230 Archival Facility							C	C	C				P	P	P				
	9.240 Distribution Facility								C	C				P	P	P				P
	9.250 Auto, marine, or equipment storage outside completely enclosed structures						C				C		C	P	P	P				C
	9.260 Marine storage inside											C	C							
<b>10.000 AGRICULTURAL, SILVICULTURAL, MINING, QUARRYING OPERATIONS</b>																				
10.100 Agricultural operations	10.110 Excluding livestock				P	P	P	P			P	P					P		C	P
	10.120 Including livestock				P	P	C	C			P	P					P		C	P
10.200 Silvicultural operations		C	C	C	P	P	P	P	C	P	P			P	P	P	P	C		P
10.300 Mining operations					C	C								C	P		C			C
10.400 Reclamation landfill															P	C				
10.500 Accessory on-farm business					P	P	P				P						P			P
<b>11.000 MISCELLANEOUS PUBLIC AND SEMI-PUBLIC FACILITIES</b>																				
11.100 Cemetery																				
11.200 Waste Processing	11.210 Sanitary Landfill	P	P	P	P	P	P	P	P	P	P		C	C						C
	11.220 Transfer Station														C	C				
11.300 Transit Centers	11.310 Train Station				P	P	P	P	P	P	P			P	P					
	11.320 Train Yard																			
	11.330 Bus Station						C	C	C	C	C			P	P	P				
11.400 Public Garage	11.410 Local						C	C			C			C	P	P				
	11.420 State													C	P	P				
11.500 Municipal Services	11.510 Town Hall	C	C	C	C	P	P	P	P	P	P			P		C				C
	11.520 Community Center	C	C	C	C	P	P	P	P	P	P			P		C				C

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GENERAL CATEGORIES		SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	COMIND	BD	AGR	MH	FP	AMU	
		11.530 Police stations	C	C	C	C	P	P	P	P	P	P			P	C	C			C	
		11.540 Fire stations	C	C	C	C	P	P	P	P	P	P			P	C	C			C	
		11.550 Rescue squad, ambulance services	C	C	C	C	P	P	P	P	P	P			P	C	C			C	
		11.600 National guard center					C	C	C	C	C	C			C	P	C			C	
		11.700 Civil defense operations					C	C	C	C	C	C			C	C	C			C	
		11.800 Post Office					P	P	P	P	P	P			P	P	P				
		11.900 Essential Service Facility	P	P	P	P	P	P	P	P	P	P	C	C	P	P	P	P	C	P	
		11.920 Community or regional	C	C	C	P	C	C	C	C	C	C	C	C	P	P	P			C	
<b>12.000 TOWERS AND RELATED STRUCTURES</b>																					
		12.110 Less than 50 feet tall	C	C	C	P	P	P	P	P	P	P			P	P	P	C		P	
		12.120 50 feet tall or greater	C	C	C	C	C	C	C	C	C	C			P	P	P	C	C	C	
		12.130 Wind Turbine	C	C	C	C	C			C					C	C	C			C	
<b>13.000 TEMPORARY STRUCTURES USED IN CONNECTION WITH THE CONSTRUCTION OF A PERMANENT BUILDING OR FOR SOME NON-RECURRING PURPOSE</b>																					
			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	
<b>14.000 PLANNED UNIT DEVELOPMENT</b>																					
			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	

*I = Subject to PUD Standards P=Permitted Use C=Conditional Use Blank =Not Allowed  
Table of uses only.*

*For specific conditions and exceptions & GD3 District see text.*

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