

FOR SALE – COMMERCIAL LOT
LOT #1, BRENTWOOD PARK, BRENTWOOD
DRIVE, COLCHESTER



SIZE: 3.4+/- Acres

FEATURES:

- Highly visible location on Route 7, Colchester
- Easy Access less than a ¼ mile north of I-89, Exit 17
- 464' of Frontage on Route 7 at the corner of Brentwood Drive
- Many Permitted and Conditional Uses including Distribution, Retail and Service
- Wetland Delineation in place

Sale Price: \$525,000

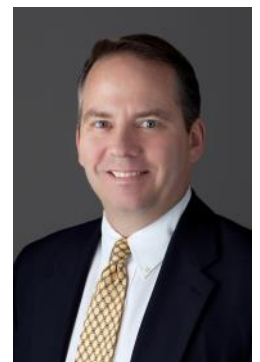
NAI J.L. Davis Realty

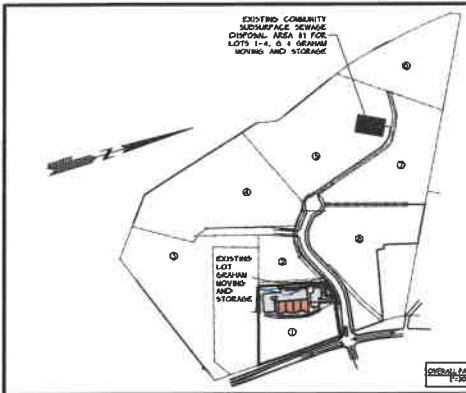
Commercial Real Estate Services, Worldwide.

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
NAI J.L. Davis Realty
Direct: (802) 876-6924
Cell: (802) 238-5326
rickh@jldavisrealty.com
www.jldavisrealty.com





PROPOSED LANDSCAPING SCHEDULE - LOT #1

Symbol	Quantity	Common Name	Size	Note	Cost
	100 LF	White Cedar Hedge	1" - 4" HGT.	Bag & Burlap	\$400 / \$4,000
	6	White Cedar	8" - 4" HGT.	Bag & Burlap	\$800 each / \$4,800
	8	Austrian Pine	8" - 10" HGT.	Bag & Burlap	\$175 each / \$1,400
	20	Yew	3" - 4" HGT.	Container	\$70 each / \$1,400
	14	Flowering Dogwood	2" - 3 1/2" HGT.	Bag & Burlap	\$175 each / \$2,450
		Little Princess Spirea	18" - 24" HGT.	Container	
		Goldfinger Forsythia	18" - 24" HGT.	Container	
		Purple Spiraea	18" - 24" HGT.	Container	
Total:					\$13,000

EXISTING LANDSCAPING ALONG ROUTE 7

Symbol	Quantity	Common Name	Approximate Value
	13	Magnolia	\$1,000 each / \$13,000
	1	Cedar	\$500 each / \$1,500
	1	Ash	\$1,000 each / \$1,000
	1	Poplar	\$75 each / \$225
	1	Pine	\$1,000 each / \$1,000
Total:			\$16,725



Legend

- PROJECT BOUNDARY
- ADJUTER PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- EXISTING GRADE CONTOUR (1)
- EXISTING GRADE CONTOUR (2)
- FINISH GRADE CONTOUR
- FINISH GRADE
- LOT NUMBER
- MONUMENTATION (CONC. MON)
- MONUMENTATION (IRON PIPE)
- UTILITY POLE
- WATERLINE
- FORCEDRAIN

Zoning Information

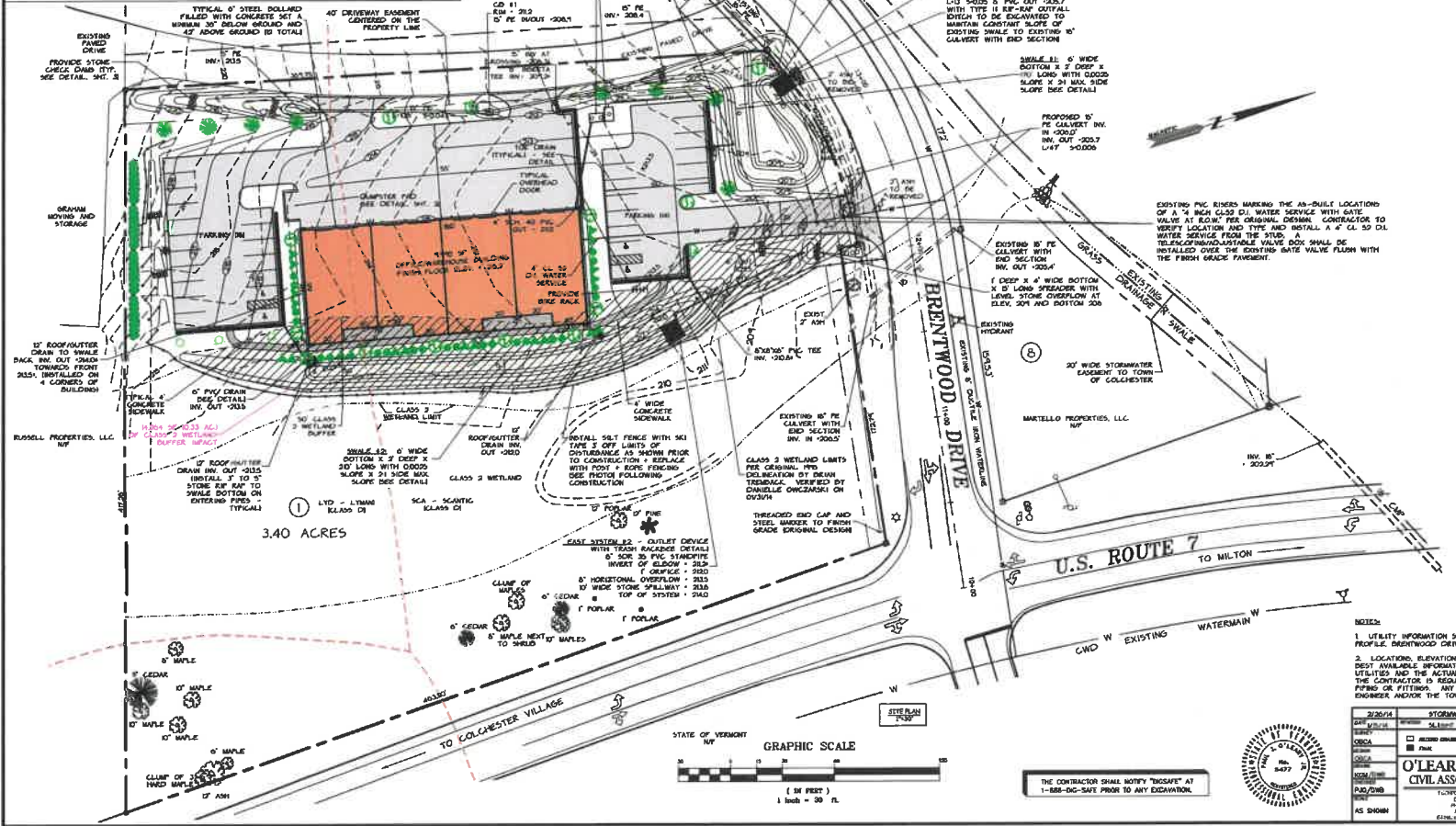
1. ZONING: GENERAL DEVELOPMENT 1 DISTRICT (GD-1)
 TOTAL AREA: 3.40 ACRES (LOT #1)
 2. SANITARY WASTE WILL BE EXISTING COMMUNITY SYSTEM (VIA CONNECTION TO EXISTING SEWER STUM)
 3. WATER WILL BE MUNICIPAL (VIA CONNECTION TO EXISTING WATER STUM)
 4. ALL UTILITIES WILL BE UNDERGROUND.
 5. AREA AND SUBMISSIONS REQUIREMENTS (EXISTING APPROVED LOT)
 REQUIREMENTS:
 LOT SIZE - MINIMUM: 0.46 ACRES (20,000 S.F.); ACTUAL: 3.40 ACRES
 LOT FRONTAGE - MINIMUM: 100 FT.; ACTUAL: 294.6 (BENTWOOD DRIVE 444.2' BOWTIE 7)
 LOT DENSITY - 30% (MAXIMUM BUILDING COVERAGE: 6.7% PROPOSED)
 7% (INCLUDING PARKING & OUTSIDE STORAGE: 22.4% PROPOSED)

LAND USE	LOT COVERAGE TABLE	
	PROPOSED	MAXIMUM
BUILDINGS	10,000 / 147,847 - 6.7 %	30%
BUILDING IMPERVIOUS	24,215 / 147,847 - 16.3 %	17%
OPEN SPACE	78.0 %	

LOT SIZE: 3.40 ACRES
 FRONTYARD COVERAGE ALONG ROUTE 7: 0.0 %
 FRONTYARD COVERAGE ALONG BENTWOOD DRIVE: 2.7% (130' / 14,373 s.f. - 0.07%)

BUILDING REQUIREMENTS:
 FRONTYARD - 30 FT.
 SIDE YARD - 25 FT. OR TO UNDISTURBED BUFFER
 REAR YARD - 25 FT. OR TO UNDISTURBED BUFFER
 BUILDING HEIGHT - 35 FEET, UNLESS WAIVED BY PLANNING COMMISSION.

PARKING REQUIREMENTS:
 OFFICE AND/OR WAREHOUSE
 PROPOSED OFFICE (24K) (1,000 SF) 3 SPACES / 1,000 SF OF 4,200 SF BUILDING = 21 SPACES
 PROPOSED WAREHOUSE (24K) (2,900 SF) 3 SPACES / 1,000 SF OF 2,900 SF BUILDING = 3 SPACES
 REQUIRED TOTAL SPACES PROVIDED: (3,000 SF) 24 + 3 = 27 SPACES



Applicant & Owner

REDPATH HOLDINGS, LTD
 1670 SEBASTIAN LULUJI
 1450 REDPATH CRESCENT
 MONTREAL, QUEBEC H3G 1A2

NOTES:

- UTILITY INFORMATION SHOWN HEREON IS BASED ON A PLAN ENTITLED "BENTWOOD PARK, PLAN AND PROFILE BENTWOOD DRIVE, STA. 1040+00 TO 1071+00, DATED 10-27-97 AND LAST REVISED 0-15-98.
- LOCATION, ELEVATION AND TYPE OF INDICATED AS SEEN ON THIS PLAN WERE OBTAINED FROM THE BEST AVAILABLE INFORMATION AND RIDER 2150 FOUND IN THE FIELD. THERE MAY BE ADDITIONAL UTILITIES AND THE ACTUAL LOCATION, ELEVATION AND TYPE MAY VARY FROM THE ORIGINAL DESIGN PLAN. THE CONTRACTOR IS REQUIRED TO CALL ONE-SAFE AND VERIFY THE LOCATIONS PRIOR TO ORDERING ANY PIPES OR FITTINGS. ANY VARIATION FROM THE INTENDED DESIGN WILL REQUIRE APPROVAL FROM THE ENGINEER AND/OR THE TOWN OF COLCHESTER.

2/20/24 STOP/WATER REVISIONS

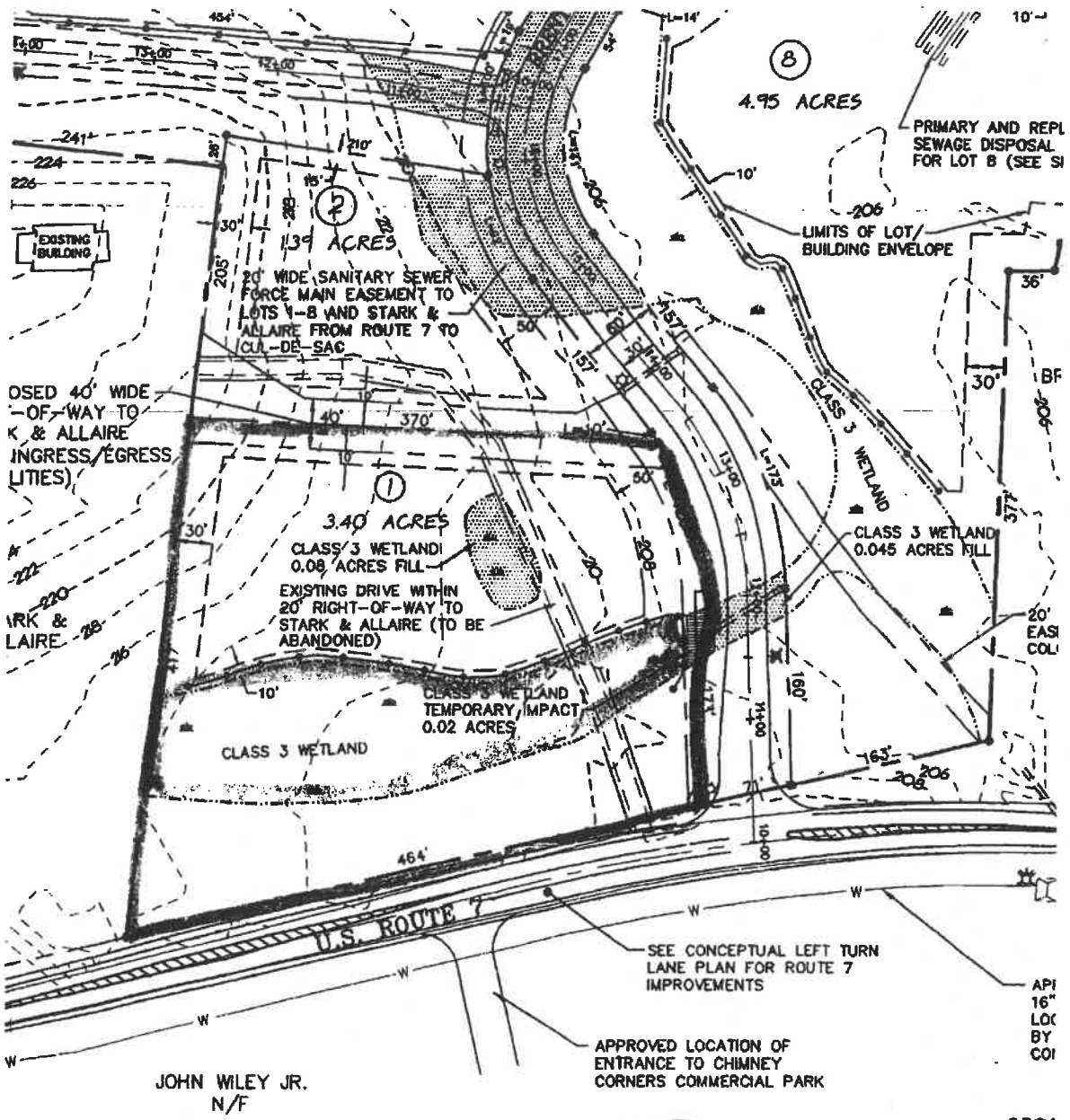
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BRENTWOOD PARK
 LOT #1
 COLCHESTER, VERMONT

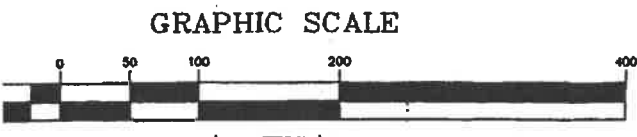
O'LEARY-BURKE CIVIL ASSOCIATES, P.C.

SITE PLAN

1

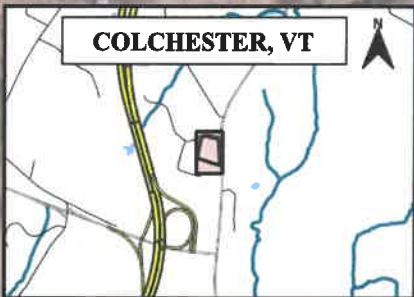


JOHN WILEY JR.
N/F



	2.58A
	.82A
<i>total</i>	<u>3.40 A</u>

- NOTES**
1. THE PL PROJECT DESIGN DETAIL PROPOSED SEE P.F.
 2. ALL PE LOTS #



Brentwood Park Wetland Delineation

Brentwood Drive
Colchester, VT

Natural Resource Consulting Services

95 Silver Lake Road
Tilton, NH 03276
603-729-0214

Note: This is not a survey. The property boundaries shown are intended for approximate reference only and have not been confirmed.

Wetlands delineated by Peter Spear, NH Cert. Wetland Scientist #103, of Natural Resource Consulting Services, 95 Silver Lake Road, Tilton, NH 03276 [603-729-0214, pwsnrsc@metrocast.net] June 6 2023.

NRCS used Wetland Standards as defined in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands (Federal Interagency Committee for Wetland Delineation, 1987). Wetlands field delineated and located via GPS June 6 2023. Location of all features is approximate.

Per Warranty Deed dated July 28 2006 signed by Guy L Babb of Ward, Kinney & Babb Attorneys-At-Law, 3069 Williston Road, So. Burlington Vermont 05403 Page 2, under section heading 'Lot 1 is subject to and/or benefitted by the following non-exclusive easements:' Item 6: 'A "Conservation Buffer" and "Preserved Class 3 Wetland" area as shown on the aforesaid plat.'

Aerial Imagery acquisition date May 2022 courtesy VCGI

0 20 40 60 80 100 ft



Legend

Property Boundary

Flag Locations

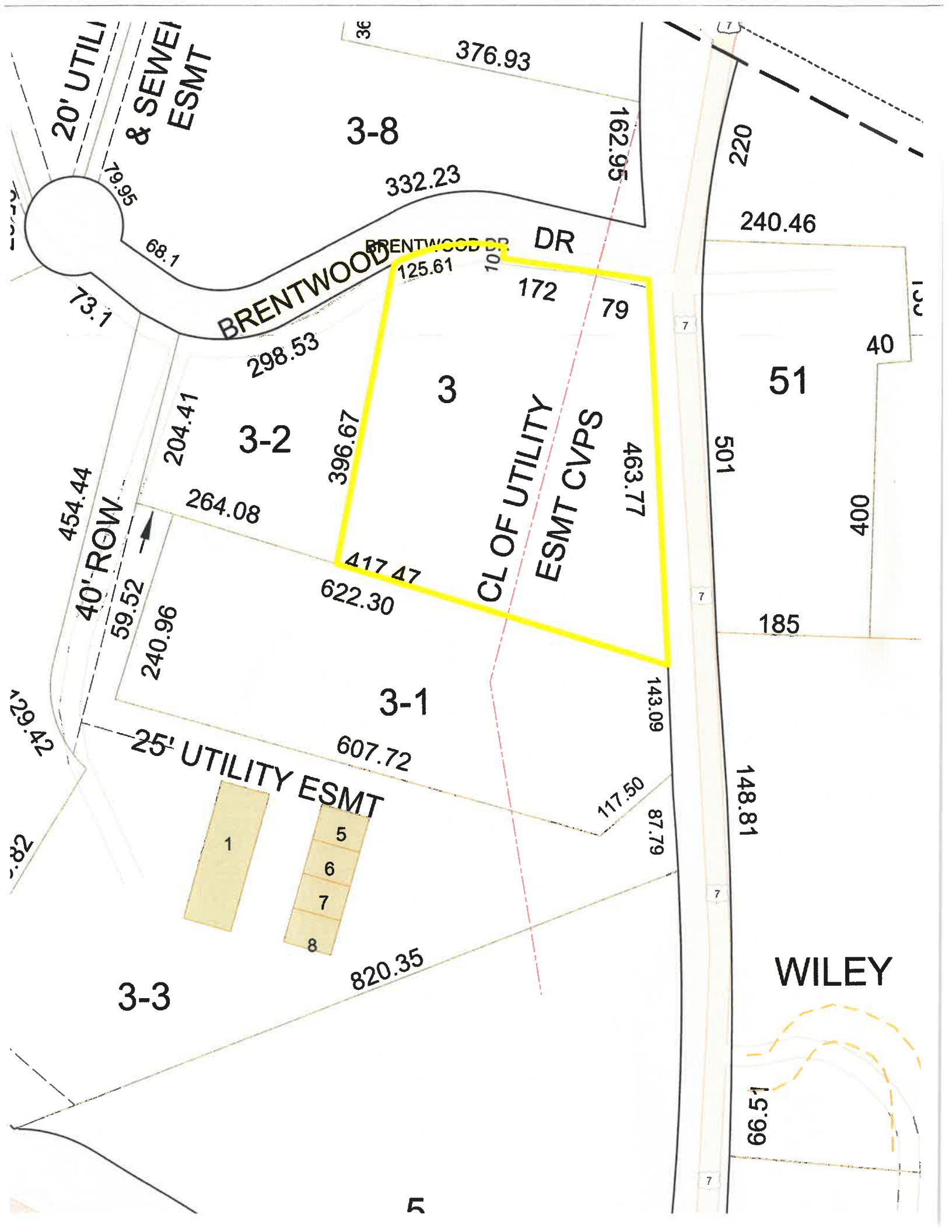
Field Delineated Wetland (Flagged)

Wetland Delineated 6/6/23

Revised Wetland Delineated 6/28/23

Wetland Total Area: 26,338 sq ft

August 8 2023



20' UTILI & SEWEI ESMT

376.93

3-8

332.23

162.95

220

240.46

BRENTWOOD DR

68.1

79.95

73.1

BRENTWOOD DR

125.61

100

172

79

298.53

3

51

3-2

204.41

396.67

CL OF UTILITY ESMT CVPS

463.77

501

40

454.44

40' ROW

264.08

59.52

240.96

417.47

622.30

185

3-1

143.09

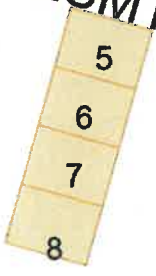
25' UTILITY ESMT

607.72

117.50

87.79

148.81



3-3

820.35

WILEY

66.99

5

4.04 General Development Four GD4

A. Purpose. To encourage a mix of uses (both residential and nonresidential) in an area proximate to Interstate Exit 17 that has relatively easy access to Interstate 89. Industrial and warehouse uses may be appropriate as long as they do not adversely affect the visual and rural qualities of the area and are adequately separated from residential uses. Commercial uses at Exit 17 should be limited.

B. 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. The following additional standards shall apply to the uses indicated in Table A-1:

1. Retail and wholesale sales shall be limited as follows:

- (a) No retail or wholesale building shall be greater than 20,000 square feet.
- (b) Only one retail or wholesale building may be permitted on a lot, except where approved as part of a Planned Unit Development.
- (c) Except where the lot in question existed prior to January 1, 2001, every subdivided lot developed for retail or wholesale sales shall have a minimum of 300 feet of frontage on an Arterial or Collector Roadway.
- (d) With respect to any lot that existed on January 1, 2001, the footprint area of all buildings containing retail or wholesale sales shall not exceed 10% of the area of the lot on any existing parcel of 5 acres or greater. This limitation shall apply to the overall acreage of the lot, whether said lot remains as one lot or is subdivided into more than one lot. This limitation shall be noted on the site plan or subdivision plat.

2. Gas sales shall be limited as follows:

- (a) Existing gas sales operations shall be allowed to continue and/or expand.
- (b) New gas sale operations must be located within 3,000 feet of the Interstate 89 right-of-way.
- (c) No new gas sale use shall be permitted or allowed within 3,000 feet of an existing gas sales use, except that this limitation shall not apply to the distance between gas sale uses located on opposite sides of the Interstate 89 right of way.

3. Commercial Uses in a PUD. Commercial uses within a PUD should be of a scale and design to primarily serve the residential uses in the PUD and in the surrounding neighborhood first and foremost. In a PUD with dwelling units, commercial uses shall be compatible with the residential use.

C. Area, Density, and Dimensional Requirements. In the GD4 District, all requirements of this Section 4.04 and Table A-2 shall apply. Notwithstanding Section 7.06, transfer of development rights, residential density bonuses may be considered by the Development Review Board in accordance with the following standards:

1. The project shall meet the definition of a Planned Unit Development as defined in these regulations and in accordance with Article Nine. With the sketch plan application, the applicant shall submit a density plan in accordance with the general and specific standards of Article Nine additionally and an overview plan noting the ratio of commercial square footage to residential square footage. If the project is at least 50% commercial, the applicant may apply for a 50% residential density bonus (.5 additional units for each unit permissible under the base density). If the project is at least 50% commercial and the majority of the commercial square footage is provided within the same structure as residential units, the applicant may apply for a 100% residential density bonus (one additional unit for each unit permissible under the base density); and
2. The project shall provide significant central features and community spaces. The project shall provide at least two design features and two structured spaces. Qualifying design features include towers, arcades, public atrium plazas, completely enclosed walkway connections between buildings, porticos, clock towers, kiosks or and other similar public architectural elements. Qualifying structured outdoor spaces include plazas, patios, courtyards, pedestrian plaza with benches, water feature, or other such focal feature or amenity.
3. If an applicant has successfully applied and received approval for a 100% density bonus as noted above in #1, the applicant may add up to four additional dwelling units per acre onto the project site per Section 7.06. Maximum overall density shall not exceed twelve dwelling units per acre. The transfer of dwelling units shall either be applied for at Preliminary Plat or as a Major Amendment to the Planned Unit Development.
4. If a density bonus, as provided herein, is approved by the DRB the final plat order shall specify a phasing plan that keeps conformance with the approved commercial and residential ratios. At no time shall the project deviate from the ratio. The DRB shall consider amendments to the ratios of 10% or less as a minor subdivision amendment. The DRB shall consider amendments to the ratios of 10% or more as a major subdivision amendment. The DRB shall not approve more dwelling units than allowed under the Development Regulations in effect at that time.

D. Additional Standards. In addition to the Site Plan, Conditional Use, Planned Unit Development criteria, all development in the GD4 District shall also be subject to the following standards:

1. Siting

- (a) Relation to topography. Generally, buildings shall be placed so as to minimize breaking the skyline when observed from Arterial and Collector Roadways. Buildings shall be designed to be "part of" not an extension of the hillside. Specifically, in achieving this objective, the Development Review Board shall apply the following standards in the specified portions of the GD-4 District:

1. West of I89, south of US2, and east of Niquette Bay Road. As viewed from I89 or US2 looking westerly or southwesterly, buildings

shall be located with a complete backdrop of existing trees to the sides of and above the building.

2. East of US2/7. The existing wooded slope on the east side of the ravine parallel to US2/7 shall remain undisturbed except for a single roadway access across the ravine. Buildings located east of the ravine shall be sited so that the existing tree line along the ravine is above the tallest point of the building as viewed from US2/7. The Development Review Board may permit a minor portion (20% or less) of a building to be visible from a few intermittent segments of US 2/7 if it determines that all steps have been taken to minimize building visibility, including considering alternative siting.

3. Relation to other buildings. Buildings shall be located so as to promote interconnected activity between neighboring buildings. An applicant shall depict pedestrian walkways between buildings.

2. Building Details.

(a) Height – Increases in height limits for buildings developed as part of a Planned Unit Development may be permitted where the following standards are met:

1. The building is hidden from the view of persons utilizing arterial and collector roads by other buildings, trees or natural barriers, and/or
2. The building is sited in a location where the existing grade lies below the pavement level of arterial and collector roads.
3. The site is designed with the use of architectural features, color, and landscaping that are in character with the surrounding rural scenery and natural landscape. In considering a request for increased building height, the Board shall give special consideration where the applicant locates the buildings so that they are: 1) framed or backed by a hillside; or 2) on an elevation below the elevation of adjacent and nearby Major Roadways.

(b) Shape and massing. The vertical mass of buildings shall be in character with other adjacent structures as well as with the topography of the site. Bulky rectangular-form buildings with little variation in shape or design shall be avoided. The Development Review Board may waive massing details for industrial buildings if the screening and/or siting removes any adverse visual impact from such buildings as viewed from adjacent roadways and properties. Variation may be accomplished by one or more of the following means:

1. Physical offsets in which a building steps forward or back along its façade.
2. Transitions in building height with steps up and down to achieve a sense of balance. Abrupt changes in building height that disturb this sense of balance are not permitted.
3. In lieu of physical offsets, the use of banding, changes in materials, trim and cornices.

4. For retail buildings, physical offsets or design details shall be required at regular intervals of approximately 50' or less along each façade of a building having a public entrance or visible from an arterial or collector road.

(c) Facades.

1. The visible portion of buildings from arterial and collector roads shall be given special detailing and architectural consideration. Other facades shall also reflect the reasonable use of appropriate building materials and colors so as to avoid a high degree of architectural contrast or the appearance of being unfinished.
2. Facades shall build upward from the ground with defined bases, middles and tops. The use of cornices and trim provides visual separation between layers and helps both to terminate the structure vertically as well as bridge several connected buildings together.
3. On buildings constructed in connection with all industrial uses, the Development Review Board shall require only those building facades that are visible from arterial and collector roads to be finished to the standards of subsections 1. and 2. herein.

(d) Fenestration.

1. The arrangements of openings along a facade are an important element for consideration. Too many openings create visual clutter, while too few openings create large blank and uninteresting faces. The use of arches and lintels to define openings helps create a strong street edge and helps provide visual interest.
2. Applicants are strongly encouraged to provide ample windows and other openings along all facades of a structure that are open to pedestrian access or by which pedestrians may travel. Walls without windows are prohibited except where the Development Review Board finds such is justified by a public safety concern. At a minimum, windows and other openings shall be provided at the pedestrian level.
3. Entry doors shall be clearly defined with an increased level of detail. For example, the use of entrances with awning and steps entrances helps to define pedestrian spaces and attract visitors. Storefront windows shall be raised above the sidewalk to display merchandise at eye level while acting as a visual "wainscoting" to the pedestrian space.
4. The Development Review Board may waive fenestration details for industrial buildings if the proposed screening and/or location of the building otherwise fully mitigates any adverse visual impact from such buildings as viewed from adjacent roadways and properties.

- (e) Materials. Whenever possible, the use of native and natural materials (wood, stone, and brick) is encouraged in design. Glaring or reflective materials, vertical or metal siding, exterior insulation finishing systems, T-111, stucco or other synthetic building products shall not be used except:

- 1) in areas not visible to pedestrian and vehicular traffic; or 2) at positions above the pedestrian level. If used, these materials shall be of a form that imitates the appearance of native and natural materials.
 - (f) **Color.** Large areas of uniform and unbroken color are discouraged. The use of cornices, trims, columns, pilasters and accent bands shall be used to break-up large expanses of colors. Colors shall be compatible with the surrounding architecture and natural environment. Excessively bright or vibrant colors shall be avoided. In general, the use of earth tones (grays, beiges, tans) is encouraged for base colors. Accent and detail colors shall complement the base color.
 - (g) **Roofscape.** On all structures, the rooftop collection of mechanical units, telecommunications infrastructure and other similar devices shall be screened from view from the ground and nearby buildings by architecturally attractive enclosures; alternatively, the Development Review Board may approve the use of architectural elements that minimize visual impacts.
3. **Landscaping**
- (a) **Existing Vegetation.**
 1. **Retention:** Applicants shall be encouraged to protect mature trees, hedgerows and woodlots and to use such features as design elements in site plans.
 2. **Protection:** Methods for protecting large caliper trees (over 8”) from damage during construction shall be outlined by the applicant and a condition of approval.
 3. **Relocation:** In the event of relocation, Applicants are encouraged to relocate large caliper trees using appropriate methods whenever feasible.
 4. **Transitions.** Between different land uses, landscaping shall be established to reduce visual impacts and noise levels, to improve air quality, and to provide greater privacy. The size or scale of the landscaping will correspond to the type of land use. Some guidelines are as follows:

Table 4-1 Transitions Between Different Land Uses

Site Land Use	Adjacent Land Use	Planting Pattern
Residential	Open Space/ Agricultural	Pattern of open spaces and woodlands of native species arranged in a soft and transitional form. No minimum necessary as long as goals are met.
Residential	Residential	Existing vegetation and new plantings shall be used to provide a buffer between abutting rear yards.
Residential	Commercial	A more densely arranged buffer of at least 50’ including a combination of deciduous and coniferous species. For high traffic

Site Land Use	Adjacent Land Use	Planting Pattern
		generators, berms may be required for noise abatement. May be waived for PUDs if it facilitates appropriate mixed uses.
Residential	Industrial	A berm 7' high or greater as needed to screen loading docks and other industrial operations. Such a berm shall include evergreen plantings of sufficient density to screen for noise and visual impacts. If industrial uses are setback at least 75' from a residential boundary or if changes in topography provide sufficient relief, the Development Review Board may allow a densely arranged landscaped buffer at least 50' wide in place of a berm.

4. Pedestrian walkways, circulation, and parking:

(a) Pedestrian accessibility. This section sets forth standards for internal pedestrian circulation systems and sidewalks outside the Town's Right-Of-Way. Continuous internal pedestrian walkways, no less than 5 feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all buildings on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall feature adjoining landscaped areas that includes trees, shrubs, benches, flower beds, ground covers, or other such materials for no less than 50 percent of its length. Sidewalks, no less than 5 feet in width, shall be provided along the full length of the building along any façade featuring a customer entrance, and along any façade abutting public parking areas. Such sidewalks shall be located at least six (6) feet from the façade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the façade. Internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Pedestrian facilities shall be maintained year-round.

(c) Central features & community spaces. Buildings should offer attractive and inviting pedestrian scale features, spaces, and amenities. Entrances and parking lots should be configured to be functional and inviting with walkways conveniently tied to logical destinations. Bus stops and drop-off/pickup points should be considered as integral parts of the configuration. Pedestrian ways should be anchored by special design features such as towers, arcades, porticos, pedestrian light fixtures, bollards, planter walls, and other architectural elements that define

circulation ways and outdoor spaces. Examples of outdoor spaces are plazas, patios, courtyards, and window shopping areas. The features and spaces should enhance the building and the center as integral parts of the community fabric. Each establishment subject to these standards shall contribute to the establishment or enhancement of community and public spaces by providing at least two of the following: patio/seating area, pedestrian plaza with benches, public atrium plazas, completely enclosed walkway connections between buildings, transportation center, window shopping walkway, outdoor playground area, kiosk area, water feature, clock tower, or other such deliberately shaped area and/or a focal feature or amenity that, in the judgment of the Development Review Board adequately enhances such community and public spaces. Any such areas shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the buildings and landscape.

(d) Outdoor furniture. Outdoor furniture such as benches and other forms of seating, trash receptacles, lighting, etc. should be located for the convenience of the pedestrian and should be located in relation to street trees such that the amenity will remain unobstructed without excessive pruning of branches. Benches shall be per the Town's specification. Acceptable alternatives to traditional benches include backless benches, sitting walls at varying heights, and rock seating. Trash receptacles shall be logically placed to reduce litter however not visually prominent. Receptacles are best sited in the shade downwind and a respectful distance from pedestrian noses, and located so that dripping from the receptacle will not cause unsightly pavement stains. Receptacles shall be per the Town's specifications, large enough to be obvious, and every third receptacle shall be designated and signed for recycling.

(e) Parking design. Parking areas shall be designed to reduce the visual dominance of automobiles and shall be aesthetically compatible and sensitive to the built and natural landscape. Center block parking with multiple entrances from the street shall be employed wherever feasible.

5. Dumpsters. The sharing of a dumpster by two or more users is encouraged. All dumpsters shall be located out of public areas and screened by view by appropriate landscaping or fencing. No dumpster areas or compaction areas, loading or other such uses shall be located within 50 feet of any public street or within 20 feet of any public sidewalk or internal pedestrian way.

6. Loading docks & delivery / loading operations. Loading docks, truck parking, utility meters, HVAC equipment, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape. Delivery and loading operations should not disturb adjoining neighborhoods, or

other uses. No delivery, loading, trash removal or compaction, or other such operations shall be permitted between the hours of 10:00 p.m. and 6:00 a.m.

4.05 Lakeshore One LS1

A. Purpose. To regulate the use and development of lakefront property primarily for recreation, tourism and entertainment purposes in a manner that:

- (1) Protects and enhances water quality;
- (2) Mitigates flood hazards;
- (3) Preserves and expands public access;
- (4) Maintains and improves views of the lake from public vantage points;
- (5) Maintains and improves views of the shoreline from the lake;
- (6) Is oriented primarily to boater, pedestrian and bicycle traffic and secondarily to vehicular traffic;
- (7) Promotes “greening” of shorelines, lot frontages and parking areas;
- (8) Limits the amount of impervious surface and associated stormwater runoff; and
- (9) Reduces the quantity and improves the quality of stormwater flowing into surface waters.

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. The following additional standards shall apply to the uses indicated in Table A-1:

- (1) Inns over 10 rooms in size shall be considered as a conditional use.

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 Lakeshore One District, all requirements of this Section 4.05 and Table A-2 shall apply.

- (1) A structure encroaching into setbacks, including all applicable overlay districts may be rebuilt in the same footprint within ten years of demolition provided that the demolition is duly permitted.
- (2) Lot coverage may be increased over 40% as listed in Table A-2 in accordance with subsection 4.05F herein. If a project is deemed to comply with subsection 4.06F lot coverage maximums do not apply.

F. Green Infrastructure Requirements.

1. Land development that meets the following criteria shall utilize the Vermont League of Cities and Towns Green Infrastructure Simplified Sizing Tool for Small Projects to demonstrate that 90% of annual storm events, or the first inch of

GENERAL CATEGORIES	SPECIFIC USE	R3R2R1R5R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	LS3	LS4	COM	IND	BD	AGRM	H	P	P	P	AMU
10.200 Silvicultural operations		C	C	C	P	P	C	P				P	P	P	P	C	C			P
10.300 Mining operations			C	C								C	P							C
10.400 Reclamation landfill													P	C						C
10.500 Accessory on-farm business		P	P	P	P		P										P			P
11.000 MISCELLANEOUS PUBLIC AND SEMI-PUBLIC FACILITIES																				
11.100 Cemetery																				
11.200 Waste Processing	11.210 Sanitary Landfill	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							
	11.320 Train Yard												C							
	11.330 Bus Station		C	C	C	C	C	C				P	P	P						
11.400 Public Garage	11.410 Local		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	C						C
	11.520 Community Center	C	C	C	C	P	P	P	P			P	P	C	C					C
	11.530 Police stations	C	C	C	C	P	P	P				P	C	C	C					C
	11.540 Fire stations	C	C	C	C	P	P	P				P	C	C	C					C
	11.550 Rescue squad, ambulance services	C	C	C	C	P	P	P				P	C	C	C					C
11.600 National guard center																				
11.700 Civil defense operations																				
11.800 Post Office																				
11.900 Essential Service Facility	11.910 Neighborhood	P	P	P	P	P	P	P				P	P	P						P
	11.920 Community or regional	C	C	C	P	C	C	C	C	C	C	P	P	P	P	P	P	P	P	C

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 Blank =Not Allowed
 For specific conditions and exceptions & GD3 District see text.

Table A-1: Table of Uses - Page 12

GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	LS3	LS4	COM	IND	BD	AGR	MHP	FP	PAMU
	8.122 With outdoor seating						C	C	C	C	P					P	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	C	C				P
9.000 STORAGE AND PARKING																						
	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	P				
	9.200 Storage of goods not related to the sale or use of those goods on the same lot where they are stored															C	P	P				P
	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	C	C				
	9.230 Archival Facility							C	C	C						P	P	P				P
	9.240 Distribution Facility										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									
10.000 AGRICULTURAL, SILVICULTURAL, MINING, QUARRYING OPERATIONS																						
	10.100 Agricultural operations						P	P	P	P	P	P	P									
	10.110 Excluding livestock						P	P	P	P	P	P	P									C
	10.120 Including livestock						P	P	P	P	P	P	P									C

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Table A-1: Table of Uses - Page 11

GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	LS3	LS4	COM	IND	BD	AGRMHPFPAMU
7.000 INSTITUTIONAL RESIDENCE, CARE, OR CONFINEMENT FACILITIES																			
7.100 Hospital																			
7.200 Nursing Care Home																			
7.300 Nursing care institution		P	P	P	P														
7.400 Mental Health Facility (other than halfway houses)																			
7.500 Correctional facilities																			
7.600 Home-based day care facilities up to six children																			
7.700 Intermediate day care facilities		P	P	P	P														
7.800 Large day care facilities		C	C	C	C														
7.900 Hospice Care Home																			
8.000 RESTAURANTS, BARS, NIGHT CLUBS																			
8.100 Restaurants	8.110 Standard																		
	8.111 With outdoor seating																		
	8.112 Without outdoor seating																		
	8.120 Short-Order																		
	8.121 No drive-up service																		

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Table A-1: Table of Uses - Page 10

GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	LS3	LS4	COM	IND	BD	AGRM	HPP	PAMU
	6.132 Seating capacity of more than 300						C	C	C	C					P		C			
	6.140 Adult Entertainment																			
	6.150 Event Facility				P		P	P	P	P	C	P			P		P	C		C
	6.160 Indoor Firing Range				C		C	C	C	C					C		C	C		C
6.200 Activity conducted primarily outside enclosed buildings or structures	6.210 Recreational facilities –privately owned facilities such as golf and country clubs, etc.				C	C	C	C	P	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	C		C
	6.230 Stables and arenas for horses				P	P	C	C	C	P										
	6.240 Racing tracks - automobile and motorcycle																			
	6.250 Open air markets, farm and craft markets,, produce markets				C	C	P	P	P	P	P	P			P		C	P		P
	6.260 Drive-in movie theaters						C	C	C	C					P					
	6.270 Water-based facilities				C	C	C	C	C	C	P	C	C		P					
	6.271 Marinas and yacht clubs				C	C	C	C	C	C	C	P	C		P					
	6.272 Residential Marine Associations				C	C	C	C	C		P		P							
	6.280 Outdoor Firing Range				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			C

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GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	LS3	LS4	COM	IND	BD	AGRM	HP	FP	PAMU	
5.100 Schools	5.110 Elementary and secondary including associated grounds and athletic and other facilities	C	C	C	C	C	P	P	P	P	P		C									C	
	5.120 Trade or vocational schools						P	P	P	P	P					P	P	P					
	5.130 Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)						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	C	P	P	P	P	P		P			P		C	C				C
5.300 Orphanage							C	C	C	C	C												
5.400 Cultural Facilities such as libraries, museums, art galleries, art centers and similar uses	5.410 Located within a building having a gross floor area not exceeding 500 square feet	P	P	P	P	P	P	P	C	C	C		P			P		C					C
	5.420 Within a building having a gross floor area exceeding 500 square feet	C	C	C	C	C	P	P	P	P	P		P			P		C					C
5.500 Social clubs such as, union halls, fraternal clubs and lodges							C	C	C	P	P	C	P			P		C					
6.000 RECREATION & ENTERTAINMENT																							
6.100 Activity conducted entirely within building or substantial structure	6.110 Athletic facility																						
	6.120 Movie theaters	6.121 Seating capacity of not more than 300					P	P	P	P	P	P	P	P		P	C	P					
		6.122 Seating capacity of more than 300						P	P	P	P	P		C			P	C					
	6.130 Theaters & Music Halls	6.131 Seating capacity of not more than 300					C	C	C	C	C	C	C	C		P		C					

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GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	LS3	LS4	COM	IND	BD	AGRM	H	FP	P	AMU	
4.000 MANUFACTURING & PROCESSING, OF GOODS, MERCHANDISE AND EQUIPMENT	4.100 All operations conducted entirely within fully enclosed building																							
	4.110 Printing & binding production facilities							C		C	P					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	P						
	4.132 Large equipment										P					P	P	P						
	4.140 Manufacturing & processing with related distribution & warehousing							C	C	C	C		C				P	P						
	4.150 Small-Scale Manufacturing						P	P	P	P	P		P			P	P	P						
	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																	C	C						
4.230 Landscape contractor's yard						C	C	C	C	C					P	P	P	C				P		
4.3 Slaughter House																	C							
5.000 EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES																								

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Table A-1: Table of Uses - Page 7

GENERAL CATEGORIES	SPECIFIC USE	R3R2R1R5R10GD1	GD1C	GD2GD4GD4C	LS1	LS2	LS3	LS4	COM	IND	BD	AGRMHFPAMU
3.260 Funeral home 3.270 Crematorium			P	P	P				P			
	3.281 Majority of business is walk-in or self-serve	C	C	P	P	C			P		C	
3.280 Drycleaner & Laundromat	3.282 Majority of business is not walk-in	C	C	C	C				P	P	P	
	3.291 Veterinary Clinic	C	C	C	P	C			P		C	C
3.290 Animal Services	3.292 Kennel	P	C	C	C				P	C	C	P
	3.293 Grooming Facility	C	C	C	P	C			P		C	C
	3.294 Animal Shelter	C	C	C	C				P		C	C
3.300 Automotive Services	3.310 Service & Repair		C	C	C				P	P	P	
	3.312 With body work		C		C				C	P	P	
3.320 Body Work 3.330 Car Wash 3.340 Gasoline Sales	3.341 Without Service & Repair		C		C				C	P	P	
	3.342 With Service & Repair		C		C				P	C	C	
									P	C	C	
									P	C	C	

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Table A-1: Table of Uses - Page 6

GENERAL CATEGORIES	SPECIFIC USE	R3R2R1R5R10GD1	GD1C	GD2GD4GD4C	LS1	LS2	LS3	LS4	COM	IND	BD	AGRMHPFPAMU
2.600 Rental	2.520 With Installation		C	C					P	C	C	
	2.6100 General Merchandise		C	C	P				P	P	P	
	2.620 Equipment			C					P	P	P	
	2.630 Automobile			C					C	P	P	
	2.640 Marine				P	P						
3.000 OFFICE & SERVICES												
3.100 Office	3.110 General Office											
	3.120 Research Facility or Laboratory		P	P	P	P			P	C	C	
	3.130 Medical Office		C	C	C	C			P	P	P	
3.200 General Services	3.131 With not more than 10,000 square feet of gross floor area		P	P	P	P						
	3.132 With greater than 10,000 square feet of gross floor area		C	C	P	C			P		C	
	3.133 With Clinic											
3.230 Banks	3.210 Radio & Television Studio		C	C	C	C			P	P	C	
	3.220 Financial Institution		P	P	P	P	C		P	P	P	
	3.231 With drive-up windows		P	P	P	P			P	C	C	
	3.232 Without drive-up windows		C	C	C	C			P		C	
	3.240 Personal or Business Service		P	P	P	P			P		P	
3.250 Artist Production Studio		C	C	P	P	C		P	C	P	C	

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GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	LS3	LS4	COM	IND	BD	AGRMHPFPAMU
	2.152 With store area greater than 50,000 s.f.															P	P		
	2.170 Equipment sales with associated repair							C		C						P	C	P	
	2.171 Small equipment										C					P	P		
	2.172 Large equipment										C					P	P		
	2.180 Commercial Greenhouse				P	P	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											P
2.200 Mobile Home Sales & Rental																			
2.300 Marine Sales	2.310 Without associated service & repair						C	C					P			P	C	C	
	2.320 With associated service & repair						C	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	

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GENERAL CATEGORIES	SPECIFIC USE	R3R2R1R5R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	LS3	LS4	COM	IND	BD	AGRMHPFPAMU
	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	
	2.136 With store area greater than 50,000 s.f. with drive-up											P		P	
	2.137 Retail sales with a significant component of goods sold being ag or produced on the premises		P	P	P	P	P					P		P	P
	2.140 Retail Food Establishment		P	P	P	P	P		P			P		P	
	2.141 With store area less than 5,000 s.f.		C	C	C	C	C					P		P	
	2.142 With store area greater than 5,000 s.f. & supermarkets		C	C	C	C	C					P		P	
	2.150 Wholesale Establishment		C	C	C	C	C					P	P	P	
	2.152 With store area more than 10,000 s.f. but less than 50,000 s.f.			C								P	P	P	

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GENERAL CATEGORIES		SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	LS3	LS4	COM	IND	BD	AGRM	H	P	F	P	A	M	U	
1.600	Residences	Temporary Emergency, Construction and Repair	P	P	P	P			P	P	P						P	P										
1.700	Home Businesses	1.710 Home occupations	P	P	P	P			P	P	P		C	P	P	P												P
		1.720 Home businesses	C	C	C	C			P	C	C		C	C	C	C												C
2.000 SALES AND RENTAL OF GOODS																												
2.100	General Sales	2.110 Convenience store										C					P	C	C									
		2.111 With gasoline sales							C																			
		2.112 Without gasoline sales						P	P	P	P																	
		2.120 Shopping Center						P	P		P																	
		2.121 Without drive-up						P	P		P																	
		2.122 With drive-up						C	C	C																		
		2.130 Retail Sales						P	P	P	P			P														
		2.131 With store area less than 10,000 s.f. without drive-up						C	C	C	C																	
		2.132 With store area less than 10,000 s.f. with drive-up																										
		2.133 With store area more than 10,000 s.f. but less than 50,000 s.f. without drive-up							C																			

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GENERAL CATEGORIES		SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	LS3	LS4	COM	IND	BD	AGRM	HP	FP	PAMU		
1.000 RESIDENTIAL																									
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					P			P	
	1.112 Mobile home	1.113 Occupant is directly engaged with on-premises commercial use	P	P	P	P	P	P	P	C	P	P	C	P	P	P					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	P	P					P1			P1	
	1.210 Duplex	1.122 Mobile home park																							P1
1.300 Multi-Family Dwelling	1.220 Primary residence with accessory apartment		P	P	P	P	P	P	P	P	P	P	C	P	P	P					P			P	
	1.310 Multi-family residence		P	P	P	P	P	P	P	P	P	P	C	P	P	P					P			P	
1.400 Dwellings Emphasizing Special Services, Treatment or Supervision	1.410 Residential Care Home		P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	C1	C		P2					P1			P1	
	1.440 Halfway house		P	P	P	P	P	P	P	C	P	P									P			P	
	1.450 Congregate Housing		P1	P1	P1	C	C	P1	P1	P1	P1	P1	C1	C			C				C			C	
1.500 Miscellaneous, Rooms for Rent Situations	1.460 Group Quarters							C	C	C	C	C													
	1.510 Boarding house		P	P	P	C	C	P	P	P	C	C			C	C					C			C	
	1.520 Bed & Breakfast		P	P	P	P	P	P	P	P	P	P	C	P	C	C					P			P	
	1.530 Hotel & Motel									C	C	C	C	C			C							C	
	1.540 Extended Stay Hotel									C	C	C	C	C			C							C	
	1.550 Inn																								C
	1.560 Campground																								P
	1.570 Primitive Campground							C																	C

P=Permitted Use C=Conditional Use 1 = Subject to PUD Standards 2 = See zoning district text for additional restrictions

Blank =Not Allowed

For specific conditions and exceptions & GD3 District see text.

Table A-1: Table of Uses - Page 1

GENERAL CATEGORIES	SPECIFIC USE	R3R2R1R5R10GD1	GD1C	GD2GD4GD4C	LS1	LS2	LS3	LS4	COM	IND	BD	AGRMHHPFAMU
12.000 TOWERS AND RELATED STRUCTURES	12.100 Tower											
	12.110 Less than 50 feet tall	C	C	P	P	P			P	P	P	P
	12.120 50 feet tall or greater	C	C	C	C	C			P	P	P	C
	12.130 Wind Turbine	C	C	C	C				C	C	C	C
13.000 TEMPORARY STRUCTURES USED IN CONNECTION WITH THE CONSTRUCTION OF A PERMANENT BUILDING OR FOR SOME NON-RECURRING PURPOSE		P	P	P	P	P	P	P	P	P	P	P

P=Permitted Use C=Conditional Use 1 = Subject to PUD Standards 2 = See zoning district text for additional restrictions
 Blank =Not Allowed
 For specific conditions and exceptions & GD3 District see text.

Table A-1: Table of Uses - Page 13



Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. **You should not reveal any confidential information that could harm your bargaining position.**

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer

NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Printed Name of Agent Signing Below

[] Declined to sign

Printed Name of Consumer

Signature of Agent of the Brokerage Firm Date

Signature of Consumer

Date

[] Declined to sign