

FOR SALE

OFFICE BUILDING INVESTMENT PROPERTY

14-16 Baldwin Street, Montpelier, Vermont



The VT Commercial team is pleased to offer this property for sale. 14-16 Baldwin Street is a former State of Vermont office building and is located just a few footsteps from the State House in downtown Montpelier. It is a 3 story structure first built in 1890's with an addition. The facade consist of shakes and T111 siding and an asphalt shingle roof. Foundation is a mix of rock and poured concrete. GMP service, Municipal Water & Sewer, 146' frontage on Baldwin Street. This property is ideal for residential conversion. Motivated Seller.

SIZE:

5,322 SF on .26 acre lot

PERMITTED USE:

Mixed Use Residential

PRICE:

\$649,000

AVAILABLE:

Immediately

PARKING:

None

LOCATION:

14-16 Baldwin Street, Montpelier

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.



For more information, please contact:

LINDA I LETOURNEAU

802-343-2107

linda@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com























SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

PROPERTY IDENTIFICATION

PROPERTY OWNER: State of Vermont
PROPERTY ADDRESS: 14-16 Baldwin Street
CITY/TOWN: Montpelier
COUNTY: Washington
STATE: Vermont

LAND

SIZE: 0.26 acre

BUILDING IMPROVEMENT

USE: Office
AGE: 130 years plus an addition
SIZE: 5,322 square feet
QUALITY: Good
CONDITION: Good to average
OCCUPANCY: 100% owner-occupied *Vacant*
SECONDARY STRUCTURE: None

USE, RIGHTS AND RESTRICTIONS

HIGHEST & BEST USE: Office
PURPOSE OF THE APPRAISAL: Estimation of market value
USE OF THE APPRAISAL: Potential sale
PROPERTY RIGHTS APPRAISED: Fee simple
ASSESSMENT: \$648,300
TAXES: Exempt
ZONING: Mixed Use Residential
FLOOD PLAIN: No
OTHER RESTRICTIONS: None noted

LAND ANALYSIS

LOCATION:	14-16 Baldwin Street, Montpelier, VT
SIZE:	0.26 acre
FRONTAGE:	146.5' on Baldwin Street
ACCESS:	Good with one curb cut
STREETS:	Public with appropriate infrastructure
EXPOSURE:	Good from Baldwin Street
TOPOGRAPHY:	Level to steeply sloping
GRADE:	At grade with the abutting street and descending steeply in the rear
COVER:	Predominantly consumed by building and parking lot
SOILS:	Adequate for development
SHAPE:	Rectangular
ELECTRICITY:	Green Mountain Power Corporation
WATER:	Municipal
SEWER:	Municipal
DRIVEWAY:	Asphalt
PARKING:	Absent
LANDSCAPING:	Average
EXTERIOR LIGHTING:	Adequate for the property's use
RESTRICTIONS	None noted

COMMENTS

The subject is situated on a 0.26± acre site per the 1978 survey titled "Land to be Purchased from Alden E. & Ellen T. Corey". The building is centrally situated on the lot and consumes the majority of available space. The northerly or front part of the site is level to slightly sloping and at grade with Baldwin Street. The land slopes downward immediately to the rear of the building. Parking is not available on-site.

BUILDING ANALYSIS

USE:	Office building
NO. OF STORIES:	2-3
BASE AREA:	2,935 square feet
GROSS FLOOR AREA:	5,322 square feet
YEAR BUILT:	1890 with an addition
OCCUPANCY:	100% owner occupied
FOUNDATION:	Stone and mortar and poured concrete
BASEMENT:	Partial, unfinished basement
FRAME:	Wood
EXTERIOR WALLS:	Wood shingle and T1-11
ROOF COVER:	Asphalt shingle with limited slate
INSULATION:	Not specified
HEAT:	Oil-fired steam heat
AIR CONDITIONING:	No
ELECTRICAL:	200 amp
WATER LINES:	Copper
SPRINKLER:	No
WINDOWS:	Insulated, fixed and operable
DOORWAYS:	Exterior doorways located at front and side of building. Handicapped access at front of building
FINISHED FLOORS:	Hardwood, carpet, vinyl
FINISHED WALLS:	Plaster and drywall
FINISHED CEILINGS:	Plaster and drywall
LIGHTING:	Fluorescent
BATHROOMS:	Semi-modern
KITCHEN:	Kitchenette

COMMENTS

The subject property can be accessed from the front or side of the building. The front of the building is accessed through a covered porch where handicapped access is available. The first level of the building houses an entry hall, a common space, a conference room, multiple office spaces and a restroom. The second level houses two conference rooms, several office spaces, a kitchenette and a restroom. An interior staircase connects the first and second levels. The third level was not inspected, approximates 1,022 square feet and is considered unfinished.

The basement runs the beneath the older section of the building, approximately spanning 1,272 square feet and has a gravel and concrete floor. A concrete slab provides the foundation for the remainder of the building. The foundation is constructed of stone and mortar and poured concrete.

The building is rated good to average for quality and condition. The building is functional for its current use. The floor plan is somewhat atypical of office property converted from residential because of the addition to the subject.

ZONING

ZONE: Mixed Use Residential

CONFORMANCE: Yes

COMMENTS:

Segments of the zoning ordinance pertinent to the subject have been photocopied and are contained within the Addenda of this report.

ASSESSMENT AND TAXES

ASSESSMENT: \$648,300

**MUNICIPALITY'S REPORTED
EQUALIZATION RATE:** 87%

DATE OF ASSESSMENT: 2010

TAXES: Exempt

COMMENTS:

The equalized assessment is \$745,172.

NEIGHBORHOOD DATA

ACCESS:	Good via State Street and secondary streets
BUILT-UP:	At or near fully developed
USES:	Predominately public with limited commercial
OCCUPANCY:	Owned or leased with little vacancy observed
BUILDING CHARACTERISTICS:	Mix of 2 to 3 story historic buildings generally used for office space, 100 - 200 years in age
UTILITIES:	Electricity, communication cables, municipal water and municipal sewer
ADVERSE INFLUENCES:	None noted
TREND:	Stable

COMMENTS

The subject property is located adjacent to Baldwin Street just northwest of the Vermont State House. The neighborhood houses many historic structures converted from single-family to office. The State of Vermont owns many buildings in the vicinity and a variety of professional offices such as law offices and counselors can be found close by. Interspersed are residential buildings, many of which have been converted from single-family homes to multi-unit apartment houses. The neighborhood is located within walking distance to the city center where many shops and restaurants are located.

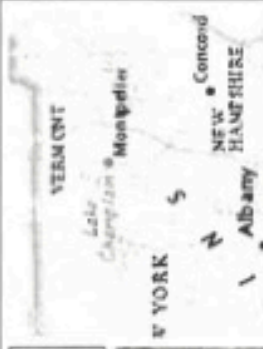
One could define the subject's neighborhood as a part of the State House Campus.



Natural Resources Atlas

Vermont Agency of Natural Resources

vermont.gov



LEGEND

- Parcels (standardized)
- Parcels (non-standardized)

NOTES

Map created using ANR's Natural Resources Atlas

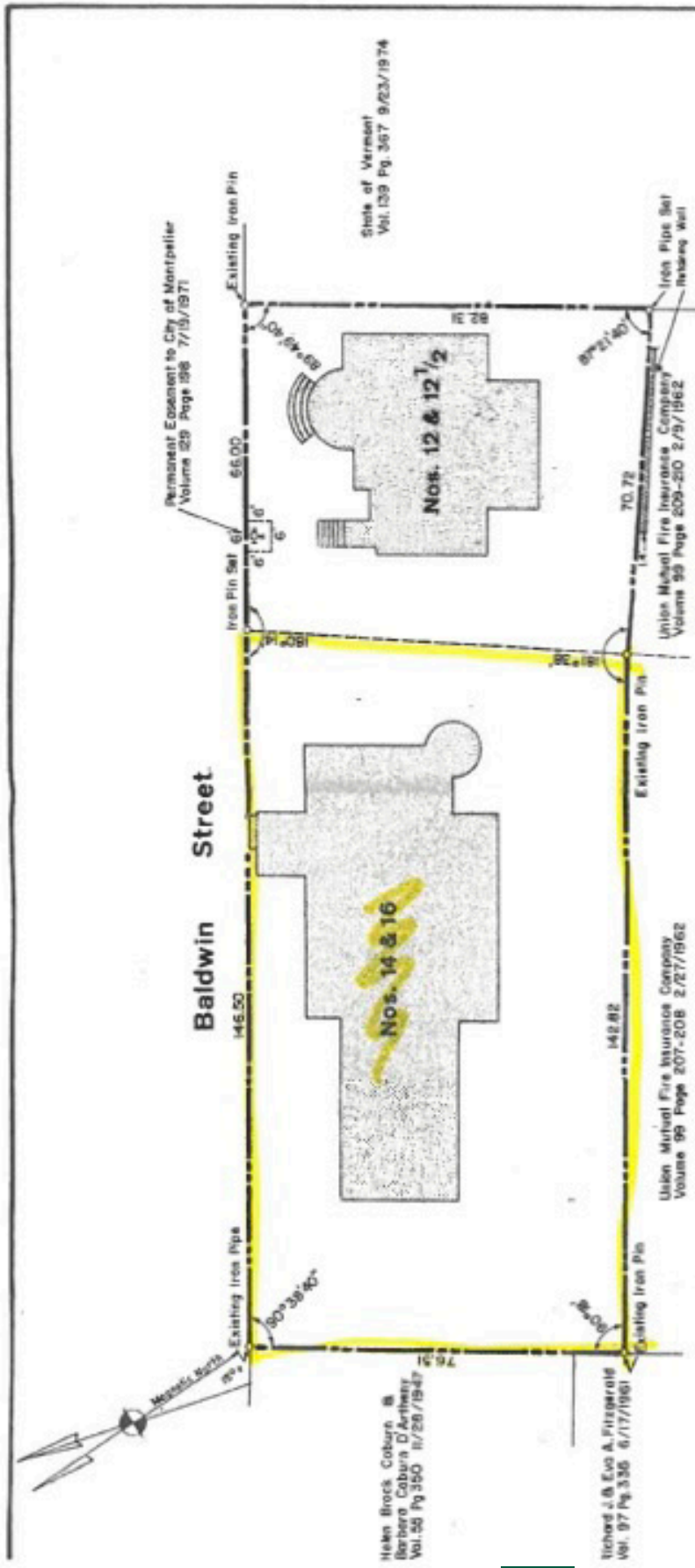


1: 2,073
September 3, 2020

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

105.0 0 52.00 105.0 Meters
1" = 173 FL 1cm = 21 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources



State of Vermont
Vol. 139 Pg. 367 9/23/1974

Hein Brock Coburn &
Barbara Coburn D'Arment
Vol. 97 Pg. 350 11/28/1947

Richard J. & Eva A. Fitzgerald
Vol. 97 Pg. 336 6/17/1961

Union Mutual Fire Insurance Company
Volume 99 Page 207-208 2/27/1962

Union Mutual Fire Insurance Company
Volume 99 Page 209-210 2/9/1962

Nos. 14 & 16-Alden E. & Ellen T. Corey, Vol. 102, Pg. 21-22, 3/31/1962
Nos. 12 & 12 1/2-Alden E. & Ellen T. Corey, Vol. 88, Pg. 231-232, 11/30/1956

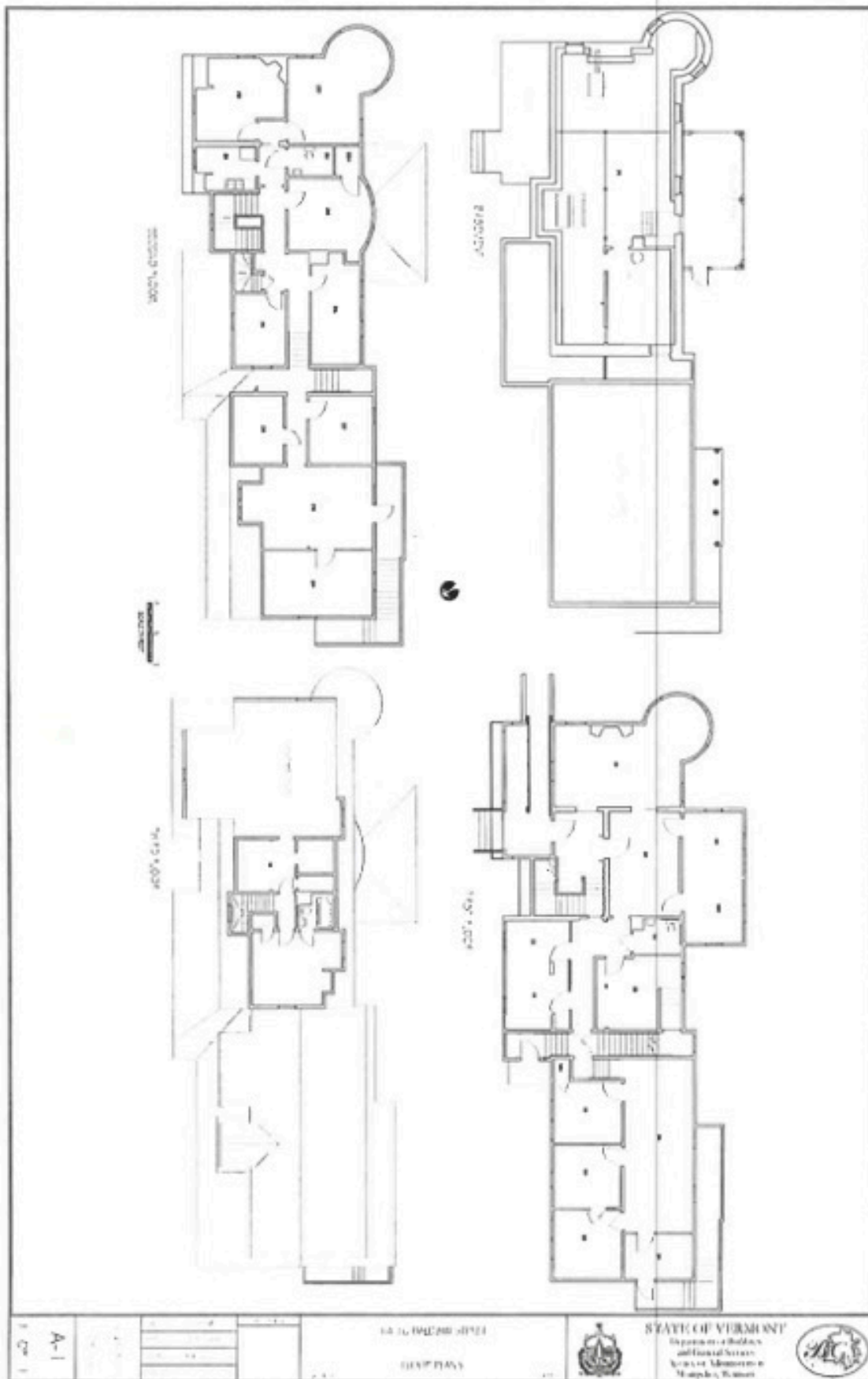
CERTIFICATE
I certify that this survey was made upon the ground
and completed in June 1978 on per records and
existing conditions. The information shown is correct
to the best of my knowledge and interpretation.

Fred C. Koerner
Fred C. Koerner C.E.



STATE OF VERMONT		
Fred C. Koerner C.E.	Montpelier, VT.	
LAND TO BE PURCHASED FROM		
ALDEN E. & ELLEN T. COREY		
June 1978	Scale 1" = 20'	S-135





FORM 911 VERMONT WARRANTY DEED

TUTTLARK, REGISTERED IN S. 101 OFFICE
Tuttlark Law Firm, Publishers, Rutland, VT

Know all Men by these Presents

That

We, Alden E. Corey and Ellen T. Corey, husband and wife,

of the City of Montpelier
and State of Vermontin the County of Washington
Grantor, in the consideration ofOne Dollar and other good and valuable consideration
paid to our full satisfaction by
the State of Vermont

XXXX Dollars

~~of the State of~~
freelyin the County of
XXXXXXXXXXXXXXXX
GranteeGive, Grant, Sell, Convey And Confirm
unto the said Grantee

the State of Vermont

and its heirs and assigns forever, a
certain piece of land in the City of Montpelier in the
County of Washington and State of Vermont, described as
follows, viz:

(1) Being all and the same land and premises conveyed to the herein Grantors
by warranty deed of Lynn D. Greene and Esther B. Greene dated November 30, 1956
and of record in Book 84 at Page 231 of the City of Montpelier Land Records.

(2) Being all and the same land and premises conveyed to the herein Grantors
by warranty deed of William S. Heaton and Miriam H. Heaton dated March 31,
1962 and of record in Book 102 at Page 21 of the City of Montpelier Land
Records.

Reference may be had to the above-mentioned deeds and to their records and to
all prior deeds and their records in the City of Montpelier Land Records for
a more complete and particular description of the herein conveyed land and
premises.

Noted for
Record
in the
City of
Montpelier
Vermont
this 22nd day of
April 1965
at Montpelier
Vermont
Notary Public
Jesse B. Hart

Ex. 259 271

We Heretofore and to Hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee the State of Vermont

And we the said Grantor ~~and its heirs and assigns~~ and its assigns, to their own use and behoof forever;

Alden E. Corey and Ellen T. Corey
for ourselves and our heirs,
executors and administrators, do covenant with the said Grantee
the State of Vermont, and its

heirs and assigns, that until the enrolling of these presents we are the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are Free From Every Encumbrance;

except none

hereby engage to Warrant And Defend the same against all lawful claims whatever,

In Witness Whereof, we hereunto set our hands and seals
this 5th day of July A. D. 19 78

In Presence of

Robert M. Lewis
Thomas S. Clark

Alden E. Corey
Ellen T. Corey

State Of Vermont,
County of Washington

} ss.

At Montpelier this
5th day of July A. D. 19 78

Alden E. Corey and Ellen T. Corey

personally appeared, and they acknowledged this instrument, by
then sealed and subscribed, to be their free act and deed.

Before me *[Signature]*
Notary Public

Montpelier, Vermont
Received for record July 7, A.D. 1978 at 9 o'clock

City Clerk's Office
56 minutes A.M.
Attest:
Jean E. Hart
City Clerk

Section 2107. Mixed Use Residential (MUR) District & Neighborhoods

2107.A Purpose. The Mixed Use Residential District is composed mainly of traditional neighborhoods in proximity to the city's downtown that are predominately residential in form but that are more diverse in use. The land in this district is served by city water and sewer, a gridded network of neighborhood streets and public transit. The purpose of this district is to encourage infill development – including neighborhood-scale businesses and a range of housing choices – while preserving each neighborhood's distinct character and quality.

2107.B Neighborhood Character. The Mixed Use Residential District includes the following neighborhoods:

- (1) **College Hill – East State Street.** This neighborhood east of downtown includes the campus of the Vermont College of Fine Arts, as well as historic homes along major streets, many of which have been converted to multi-unit or mixed-use buildings. The institutional properties have a substantial amount of greenspace that enhances the neighborhood. Proposed development should protect the historic character and appeal of this neighborhood while allowing for compatible infill development and adaptive reuse of older institutional and residential structures.
- (2) **Community College of Vermont.** This neighborhood north of the downtown on Elm Street includes a small group of commercial properties near the recreation fields, which includes the campus of the Community College of Vermont and what is currently a licensed day care facility. It is surrounded by residential properties and recreation fields that are farther from downtown than many other neighborhoods and therefore could benefit from some small commercial options in walking distance. Future development in this area should therefore support the college, recreation fields, and residential character of the abutting neighborhoods.
- (3) **Court Street.** This neighborhood includes the parcels fronting on or accessed from Court Street east of the State House, primarily developed with modest, historic homes, some of which have now been converted to office or multi-unit buildings. Proposed development should protect the residential scale and character of the neighborhood while allowing conversion of buildings to compatible nonresidential uses as appropriate for their location. The scale of these buildings and their proximity to the Capitol Complex and downtown makes this neighborhood particularly appropriate for a mix of office and residential uses. Court Street is a rare street whose neighborhood is different on the north (MUR) than the south (UC-1). Properties on each side of the street are expected to be developed consistent with the respective character of that neighborhood and therefore have difficulty meeting requirements regarding character of the neighborhood. As such, Urban Center projects on Court Street shall be exempt from the requirement of 3304.A that potential impacts of both neighborhoods shall be considered.
- (4) **Lower East State Street.** This neighborhood provides a transition from the urban downtown to the mixed use College Hill neighborhoods. The area includes high-density residential housing with some mixed use and commercial uses primarily in historic buildings. Proposed development should protect historic character and architectural appeal of this area, as it shall continue to be a critical walking and biking route into the downtown.

- (5) **Northfield Street - North.** This linear neighborhood begins a block south of the intersection of Northfield Street and Berlin Street and is largely defined by its terrain. The street is traversing a hill and the adjacent land is steeply sloped. Development has been fit into the terrain and wooded landscape where feasible, resulting a more rural character than found in other neighborhoods in this district. At the same time, this neighborhood is very close to downtown and on a main highway corridor. There is a sidewalk along Northfield Street, although the hill limits the walkability of the neighborhood. Proposed development should feature a mix of residential and commercial uses on those lands suitable for development.
 - (6) **Redstone.** This historic neighborhood, which extends up the hill west of the Capitol Complex and along Route 2, is primarily developed with residential structures, a number of which have been converted to offices. These regulations are intended to protect the residential scale and character of the neighborhood while allowing conversion of buildings to compatible nonresidential uses as appropriate for their location as a gateway to downtown.
 - (7) **School Street.** This neighborhood is a small transitional neighborhood that connects the urban downtown to the high-density residential neighborhoods immediately adjacent to downtown. The neighborhood includes Montpelier Union Elementary School, the historic First Baptist Church, and other historic multiunit and commercial buildings. Proposed development should protect the safe walkable neighborhood characteristics and maintain the traditional mix of uses found in this area.
 - (8) **The Meadow – Elm Street.** This traditional residential neighborhood along Elm Street is densely developed with historic homes close to the sidewalk on tree-lined streets. While many large homes have been converted to multi-unit buildings, the neighborhood continues to have historic appeal. These regulations are intended to protect the residential scale and character of the neighborhood created by the primarily residential use, historic building stock, front yards, porches, and walkable, tree-lined streets.
- 2107.C **Use Standards.** Figure 2-15 lists the uses that are permitted or conditional in the Mixed Use Residential District. Drive-through facilities and drive-in establishments are prohibited as a component of any allowed use.
- 2107.D **Dimensional Standards.** Figure 2-07 establishes the dimensional standards for development in the Mixed Use Residential District. Dimensional standards are discussed further in Section 3002.
- 2107.E **Architectural Standards.** The following standards apply for major site plan applications (see Section 3201) under Section 3207:
- (1) Building facades shall be composed of modules or bays that:
 - (a) Incorporate visible changes in the facade elevation through the use of wall plane projections or recesses, a change in roof form, or similar architectural features that create a distinct facade elevation.
 - (b) Feature a regular pattern of windows and entryways so that the length of solid or blank walls shall not exceed 20 feet in length.
 - (c) Shall not exceed 40 feet in width and an average of 32 feet in width for a single, continuous facade.

PART 2. ZONING DISTRICTS & STANDARDS
Chapter 210. Base Zoning Districts & Neighborhoods

- (2) The principal entrance shall open onto a street, sidewalk, plaza, or public greenspace and shall not open onto a parking lot.
- (3) Pedestrian access shall be provided from the public sidewalk or street to the principal entrance.
- (4) Mechanical equipment, electrical meter and service components, and similar utility devices whether at ground level or mounted on the building shall be screened from view at the street with materials that are compatible with the building's predominant exterior materials.

Figure 2-07. Mixed Use Residential District Dimensional Standards

PARCELS	SETBACKS	DENSITY	BUILDINGS
Parcel size: 3,000 sf min Frontage: 45 ft. min Coverage: 70% max	Front: 5 ft. min Side: 5 ft. min Rear: 10 ft. min Water: 25 ft. min	Residential: 1 du/1,500 sf max Floor Area Ratio: 1.0 FAR max	Footprint: 3,000 sf max Height: 24 ft. min, 40 ft. max

Note 1 See Section 3002 for specific information and any exceptions regarding dimensional standards. Accessory structures may have reduced dimensional standards (see Section 3003 for specific details regarding accessory structures).

Figure 2-15. Use Table

P = Permitted Use
C = Conditional Use
- = Use Not Allowed

	ZONING DISTRICT												
	UC 1	UC 2	UC 3	RIV	EG	WG	MUR	RES 1.5	RES 3	RES 6	RES 9	RES 24	MUN
RESIDENTIAL													
One and two dwelling-units ¹	P	P	P	P	C	C	P	P	P	P	P	P	-
Three and four dwelling-units ¹	P	P	P	P	C	C	P	P	P	P	C	C	-
Multi-unit dwellings (5 or more units)	P	P	P	P	C	C	C	C	C	C	C	-	-
Group home, major	P	P	P	P	C	C	C	C	C	C	C	C	-
Senior housing	P	P	P	P	C	C	P	P	P	C	C	C	-
Congregate living	P	P	P	P	C	C	C	C	C	C	C	C	-
Skilled-nursing services	P	P	P	P	C	C	C	C	C	C	C	C	-
LODGING													
Bed and breakfast	P	P	P	P	P	P	P	P	P	C	C	C	-
Inn	P	P	P	P	P	P	P	-	-	-	C ⁴	-	-
Temporary housing	P	P	P	P	C	C	C	C	C	C	C	C	-
Hotel or motel	P	P	P	P	P	P	C	-	-	-	-	-	-
COMMERCIAL													
Retail sales and service (indoor)	P	P	P	P	P	P	C ⁴	-	-	-	-	-	-
Retail sales & service (outdoor)	-	-	-	C	C	C	C	-	-	-	-	-	-
Neighborhood market	-	-	-	C	C	C	C	C	-	-	-	-	-
Open market or market shop	-	-	-	P	P	C	C	-	-	-	-	-	-
Malls or shopping centers	C	C	C	C	C	-	-	-	-	-	-	-	-
Car wash	-	-	-	C	P	-	-	-	-	-	-	-	-
Fueling station	-	-	-	C ³	P	-	-	-	-	-	-	-	-

PART 2. ZONING DISTRICTS & STANDARDS
Chapter 210. Base Zoning Districts & Neighborhoods

ZONING DISTRICT														
	UC 1	UC 2	UC 3	RIV	EG	WG	MUR	RES 1.5	RES 3	RES 6	RES 9	RES 24	RL	MUN
P = Permitted Use														
C = Conditional Use														
- = Use Not Allowed														
Automobile repair and service	-	-	-	C	P	-	-	-	-	-	-	-	-	-
Automobile sales or rental establishment	-	-	-	-	P	-	-	-	-	-	-	-	-	-
Lumberyard & bldg material sales	-	-	-	C	P	-	-	-	-	-	-	-	-	-
Bank	P ¹	P ¹	P ¹	P	C	P ¹	-	-	-	-	-	-	-	-
Personal or professional services	P	P	P	P	P	P	P	-	-	-	-	-	-	-
Veterinary and animal services	P	P	P	P	P	P	-	-	-	-	-	-	C	-
Office	P	P	P	P	P	P	C	-	-	-	-	-	-	-
Restaurant	P	P	P	P	C	C	C	-	-	-	-	-	-	-
Restaurant, take-out	P	P	P	P	C	C	C	-	-	-	-	-	-	-
Bar or nightclub	P	P	P	C	C	C	-	-	-	-	-	-	-	-
Food service contractor	P	P	P	P	P	P	-	C	-	-	-	-	C	-
Contractor's yard (with outdoor storage)	-	-	-	C	P	-	-	-	-	-	-	-	C	-
INDUSTRIAL														
Painting studio	P	P	P	P	P	P	P	-	-	-	-	-	P	-
Light manufacturing	C ²	C ²	C ²	C	P	C	-	-	-	-	-	-	C	-
Manufacturing	C ²	C ²	C ²	C	P	C	-	-	-	-	-	-	-	-
Heavy manufacturing	-	-	-	-	C	C	-	-	-	-	-	-	-	-
Laboratory or technical facility	P	P	P	P	P	C	C	-	-	-	-	-	-	-
Warehouse or storage	C ²	C ²	C ²	C	P	C	-	-	-	-	-	-	C	-
Mini-warehouse	-	-	-	-	C	C	-	-	-	-	-	-	-	-
Large area distribution or transit warehouse	-	-	-	-	C	-	-	-	-	-	-	-	-	-
Tank farms	-	-	-	-	C	-	-	-	-	-	-	-	-	-

MONTPELIER UNIFIED DEVELOPMENT REGULATIONS
ADOPTED SEPTEMBER 25, 2019 / EFFECTIVE OCTOBER 16, 2019

PART 2. ZONING DISTRICTS & STANDARDS
Chapter 210. Base Zoning Districts & Neighborhoods

	ZONING DISTRICT													
	UC 1	UC 2	UC 3	RIV	EG	WG	MUR	RES 1.5	RES 3	RES 6	RES 9	RES 24	RL	MUN
P = Permitted Use C = Conditional Use - = Use Not Allowed														
Wholesale trade establishment	C	C	C	C	P	C	-	-	-	-	-	-	-	-
Publishing	P	P	P	P	P	C	-	-	-	-	-	-	-	-
PUBLIC ASSEMBLY														
Performance theater	P	P	P	P	C	P	C	-	-	-	-	-	-	-
Movie theater	P	P	P	P	C	-	-	-	-	-	-	-	-	-
Amphitheater	P	P	P	P	C	P	-	-	-	-	-	-	C	P
Indoor games facility	P	P	P	P	C	-	C	-	-	-	-	-	-	C
Sports arena	C	C	C	C	C	-	C	-	-	-	-	-	-	C
Exhibition, convention or conference structure	P	P	P	P	P	P	C	-	-	-	-	-	-	C
Religious facility	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Government facility, office or courthouse	P	P	P	P	-	P	C	-	-	-	-	-	-	P
Other community centers	P	P	P	P	C	P	C	-	-	-	-	-	C ^s	P
Fitness, sports, gym or athletic facility	P	P	P	P	C	P	C	-	-	-	-	-	C ^s	P
Golf course	-	-	-	-	-	-	-	-	-	-	-	-	C	P
Camps, camping and related establishments	-	-	-	-	-	-	-	-	-	-	-	-	C	C
Nature or recreational park	P	P	P	P	P	P	P	P	P	P	P	P	P	P
INSTITUTIONAL OR COMMUNITY FACILITY														
Hospital	C	C	C	C	C	P	-	-	-	-	-	-	-	-
Medical clinic building	P	P	P	P	P	P	C	-	-	-	-	-	-	-
Grade school	P	P	P	P	-	P	P	P	P	P	P	P	-	C
Academic institution	P	P	P	P	P	P	P	C	C	C	C	C	-	-

MONTPELIER UNIFIED DEVELOPMENT REGULATIONS
ADOPTED SEPTEMBER 25, 2019 / EFFECTIVE OCTOBER 16, 2019

PART 2. ZONING DISTRICTS & STANDARDS
Chapter 210. Base Zoning Districts & Neighborhoods

ZONING DISTRICT														
	UC 1	UC 2	UC 3	RIV	EG	WG	MUR	RES 1.5	RES 3	RES 6	RES 9	RES 24	RL	MUN
P = Permitted Use C = Conditional Use - = Use Not Allowed														
Library	P	P	P	P	-	P	P	C	C	C	C	C	-	P
Museum, gallery or exhibition hall, or pavilion	P	P	P	P	-	P	P	C	C	C	C	C	C	P
Public safety facility	P	P	P	P	P	P	C	-	-	-	-	-	C	P
Cemetery	C	C	C	C	C	C	P	P	P	P	P	P	P	P
Funeral home or cremation facility	P	P	P	P	P	C	P	-	-	-	-	-	C	-
Child day care facility, licensed	P	P	P	P	C	P	P	C	C	C	C	C	C	C
Child day care home, registered	P	P	P	P	P	P	P	P	P	P	P	P	P	-
TRANSPORTATION FACILITY														
Surface parking	P	P	P	P	P	P	C	C	-	-	-	-	-	P
Parking structure or garage	P	P	P	P	P	P	-	-	-	-	-	-	-	P
Bus stop shelter	P	P	P	P	P	P	P	P	P	P	P	P	C	P
Bus maintenance facility	-	-	-	C	P	-	-	-	-	-	-	-	-	-
Rail transportation facility	P	P	P	P	P	P	-	-	-	-	-	-	-	-
Road passenger & transit services	P	P	P	P	P	P	C	-	-	-	-	-	-	C
Truck & freight transport. Services	-	-	-	-	C	C	-	-	-	-	-	-	-	-
UTILITIES														
Utility structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Water supply related facility	C	C	C	C	P	P	-	-	-	-	-	-	P	P
Sewer related facility	C	C	C	C	C	C	-	-	-	-	-	-	C	P
Communication antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Communication tower	C	C	C	C	P	C	-	-	-	-	-	-	C	P

PART 2. ZONING DISTRICTS & STANDARDS
Chapter 210. Base Zoning Districts & Neighborhoods

	ZONING DISTRICT													
	UC 1	UC 2	UC 3	RIV	EG	WG	MUR	RES 1.5	RES 3	RES 6	RES 9	RES 24	RL	MUN
MINING, AGRICULTURE AND FORESTRY														
Stable or equine facility	-	-	-	-	P	-	C	-	-	-	C	C	P	C
Composting facility	-	-	-	-	C	-	-	-	-	-	-	-	C	C
Greenhouse	P	P	P	P	P	C	C	C	C	C	C	C	P	P
Kennel	-	-	-	C	P	-	-	-	-	-	-	-	P	-
Mining, extracting, quarrying and stone cutting	-	-	-	-	C	C	-	-	-	-	-	-	C	-
Agriculture and forestry	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Rural enterprise	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Support functions for animal production	-	-	-	C	P	C	-	-	-	-	-	-	C	-
Game and fishing retreats and reserves	-	-	-	-	-	-	-	-	-	-	-	-	P	-

P = Permitted Use
 C = Conditional Use
 - = Use Not Allowed

Notes

- 1 Drive-through or drive-in establishment allowed with conditional use approval from the Development Review Board.
- 2 Use shall not occupy more than 20,000 square feet of floor area and shall be fully enclosed.
- 3 Use allowed only in the Cross Roads neighborhood and on the river side of Berlin Street / River Street.
- 4 Use shall not occupy more than 3,000 square feet of floor area.
- 5 Use shall not occupy more than 6,000 square feet of floor area.
- 6 Use is limited to a maximum of 20 guest rooms.
- 7 Each residential category is a separate use. Although listed on the same line in the table, a change from one unit to two units is a change of use. A change from three units to four units is a change of use.





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

9/24/2015

