

EXCLUSIVELY LISTED FOR SALE



3579 Waterbury Stowe Road, Waterbury Center, VT

- 1.32 acres of commercial land on Route 100
- Superb residential and/or commercial site steps from Cold Hollow Cider Mill
- Town Commercial (TCOM) Zoning District. Permitted uses include single-family residential, multi-family residential, retail, restaurant, office, motel/inn, self storage, and many more permitted and conditional uses
- Approved permits in place for 8 unit multi-family structure. Project development plans available upon request
- Sale Price: \$275,000



white + burke
REAL ESTATE ADVISORS

Exclusively offered by **WHITE + BURKE** Real Estate Advisors
For more information call **Tim Burke** at **(802) 862-1225 x14**
40 College Street, Suite 100, PO Box 1007, Burlington, VT 05402

Information contained herein is believed accurate but is not warranted

ABB.	NAME
IND	Industrial
DC	Downtown Commercial
VNC	Village Neighborhood Commercial
TNC	Town Neighborhood Commercial
VCOM	Village Commercial
TCOM	Town Commercial
RT100	Route 100
TMR	Town Mixed Residential
VNR	Village Mixed Residential
VR	Village Residential
MDR	Medium Density Residential
LDR	Low Density Residential
MIL	Mil
REC	Recreation
CNS	Conservation

USE REGULATION TABLE

	IND	DC	VNC	VR	VNR	TMR	MDR	LDR	VCOM	TCOM	RT100	TNC	CNS	MIL	REC
RESIDENTIAL															
Multiple family dwelling		P	P		C	C			C	C	C	C		C	
Rooming house (<= 8 rms)		P	P	C	C	C	C	C	C	C	C	C		C	
Single family dwelling		P	P	P	P	P	P	P	P	P	P	P	P	P	P
Tourist house (B & B) (<=5 rooms)		P	P	C	P	P	P	P	P	P	P	P		P	
Two family dwelling		P	P	P	P	P	P	P	P	P	P	P	C	P	C
COMMERCIAL															
Animal boarding/Kennel							C	C			C				
Animal hospital/Veterinary clinic	C		C	C	C	C	C	C	C	C	C	C		C	
Auto/vehicle repair/service	C		C						C	C		C			
Auto/vehicle sales			C						C	C		C			
Bank		C	C						P	C	C	C		C	
Barber shop/Beauty salon		P	P			C			P	P	C	P		P	
Business professional office	P	P	P		P	P			P	C	C	P		P	
Campground							C	C			C		C		C
Car wash	C		C						C	C		C		C	
Commercial school		C	C		C	C			C	C	C	C		C	
Equipment sales/rental	P		C						C	C		C			
Fruit, vegetable stand (on-site)		P	P		P	P	P	P	P	P	P	P	C	P	C
Furniture refinishing/cabinet shop	C		C						C	C	C	C			
Gasoline station	C		C						C	C	C				
Greenhouse	P		C	C	C	C	C	C	C	C	P	C		C	
Laundromat (w/o dry cleaning)		C	P						P	C	C	C			
Medical office		P	P		P	P			P	C	C	P		P	
Mortuary/Funeral home	C	C	C		C	C			C	C	C	C			
Motel/Inn (9 or more rooms)	C	C	P						C	C	C				
Motel/Inn (less than 9 rooms)	C	P	P		C	C			P	P	P	C		C	
Nursery /day care (<7 chldrn)		P	P	P	P	P	P	P	P	P	P	P	P	P	P
Nursery /day care (7+ chldrn)		C	C	C	C	C	C	C	P	C	C	C		C	
Nursing /community care home (>8)		C	C						C	C	C	C			
Parking area, Commercial	C	C	C		C	C			C	C	C	C			
Recreation/amusement facilities	C	C	C						C	C	C				
Recreation, outdoor	C		C	C	C	C	C	C	C	C	C	C	C	C	C
Recreation, outdoor w/commercial															
Restaurant, Bar (<= 2000 sf)		P	C		C	C			P	C	C	C		C	
Restaurant, Bar (> 2000sf)		P	C						C	C	C	C			
Retail store/service (<= 2000 sf)	C	C	P						P	C	C	C		C	
Retail store/service (> 2000 sf)	C	C	P						C	C	C	C			
Craft production	P	C	C						C	C	C			C	
AGRICULTURE/FORESTRY															
Agricultural-land cultivation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agricultural-livestock	C			C		C	P	P	C	C	P	C	P	P	P
Agricultural-non-resid. buildings	C			C		C	P	P	C	C	P	C	P	P	P
Stables, Commercial Riding	C			C		C	C	C	C	C	C	C	C	C	C
Tree farming/commercial forestry	P			P		P	P	P	P	P	P	P	P	P	P
INDUSTRIAL															
General industrial (see def.)	C														
Contractor storage yard & shop	P														
Feed processing & storage	C														
Light industry	C								C	C	C				
Lumber yard	P								C	C					
Soil/sand/gravel/mineral extract.	C						C	C	C	C			C		C
Storage facility/warehouse	P		C						C	C					
Mini self-storage facility	P		C						C	C					
PUBLIC & SEMI-PUBLIC															
Cemetery						C	P	P	P	C	C		P		P
Church		P	P	P	P	P	P	P	C	C	C	P	C	C	C
Clubs/service organization		C	C	C	C	C	C	C	C	C	C	C		C	
Hospital/Clinic		C	C		C	C			P	C	C	C			
Library		P	P	C	C	P			P	C	C	P		P	
Museum		P	P	C	P	P			P	C	C	C		P	
Governmental uses	C	C	C	C	C	C	C	C	C	C	C	C		C	
Public park or recreation area	P	C	C	P	P	P	P	P	C	P	P	P	P	P	P
Public/non-profit school		C	C	C	C	C	C		C	C	C	C	C	C	C
Public utility uses	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Train or bus terminal		C	C						C	C					
Waste water treatment facility	C						C	C	C	C	C				

As Amended through June 8, 2005