

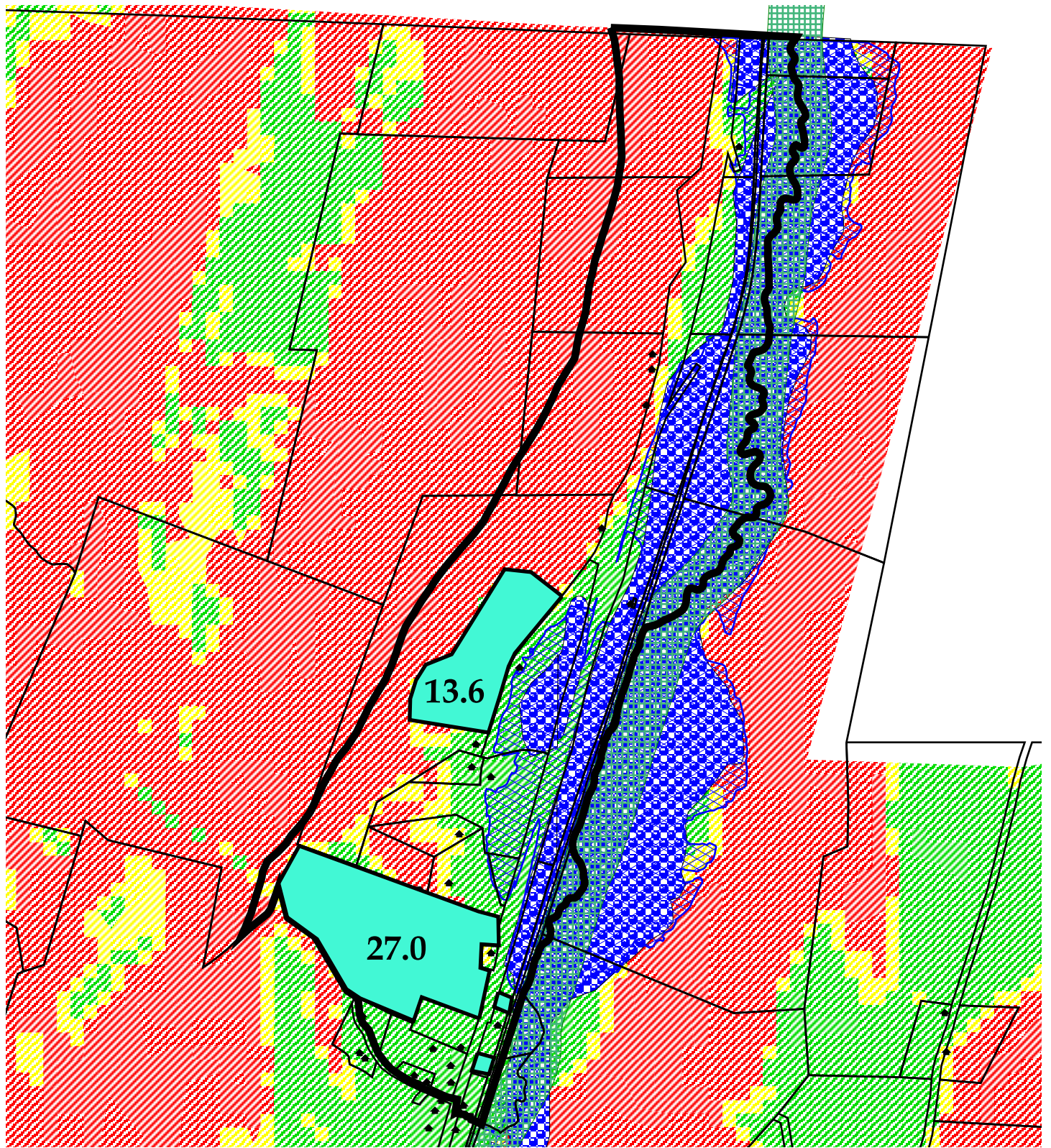
## Commercial-Industrial Zoning Analysis












Dorset, Vermont

3/2/2017

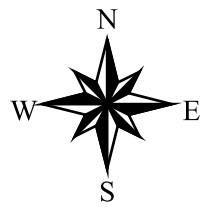
The goal of this zoning analysis was to determine the approximate acreage of vacant, developable land zoned Commercial-Industrial along the Route 7 corridor in East Dorset. Lands presenting known constraints including wetlands, special flood hazard zones, river corridors, steep slopes and public lands were considered non-developable for Commercial-Industrial uses. Developed lands are predominately residential. The acreage numbers below represent the total for all three C-I Zoning Districts (acreage for steep slopes was not calculated). Acreages for the individual zones are noted in the map legends.

Area Zoned C-I	1,187 Acres
Flood Hazard Zones and Wetlands	278 Acres
State Lands	108 Acres
Green Mountain National Forest	85 Acres
<b><u>Vacant Lands Zoned CI (w/ no constraints)</u></b>	<b><u>226 Acres</u></b>

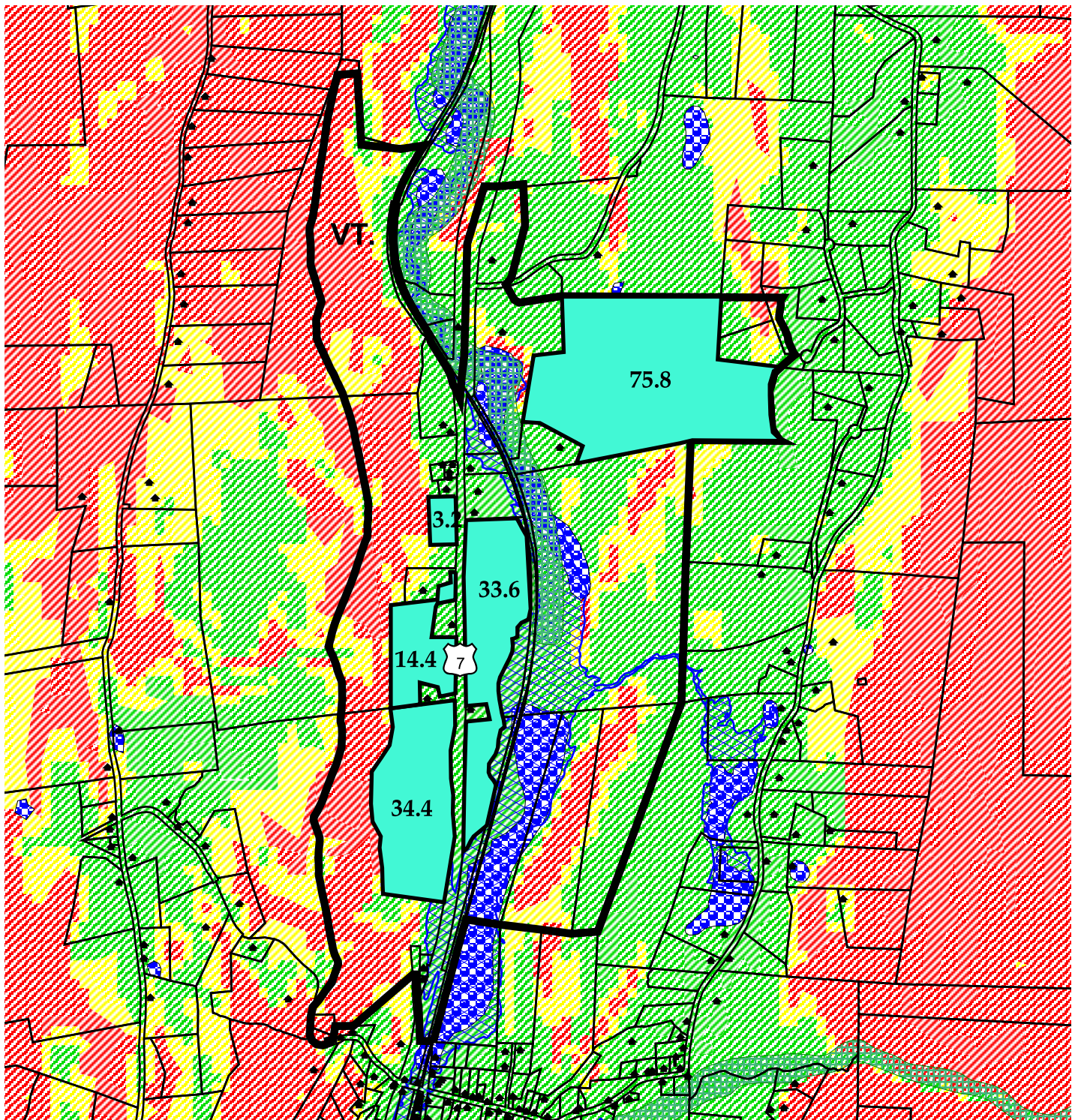


-  Available CI Zoned Parcels
-  Buildings
-  Railroad
-  CI-2 Zone (278 Acres)
-  Parcels
-  River Corridors
-  Flood Hazard Areas (81 Acres)
-  Wetlands
- Slope**
-  <20%
-  20-25%
-  >25%












# CI-2 Zone

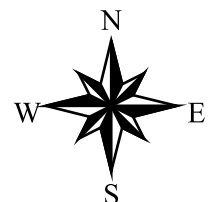


Produced 3/2/2017 by BCRC.

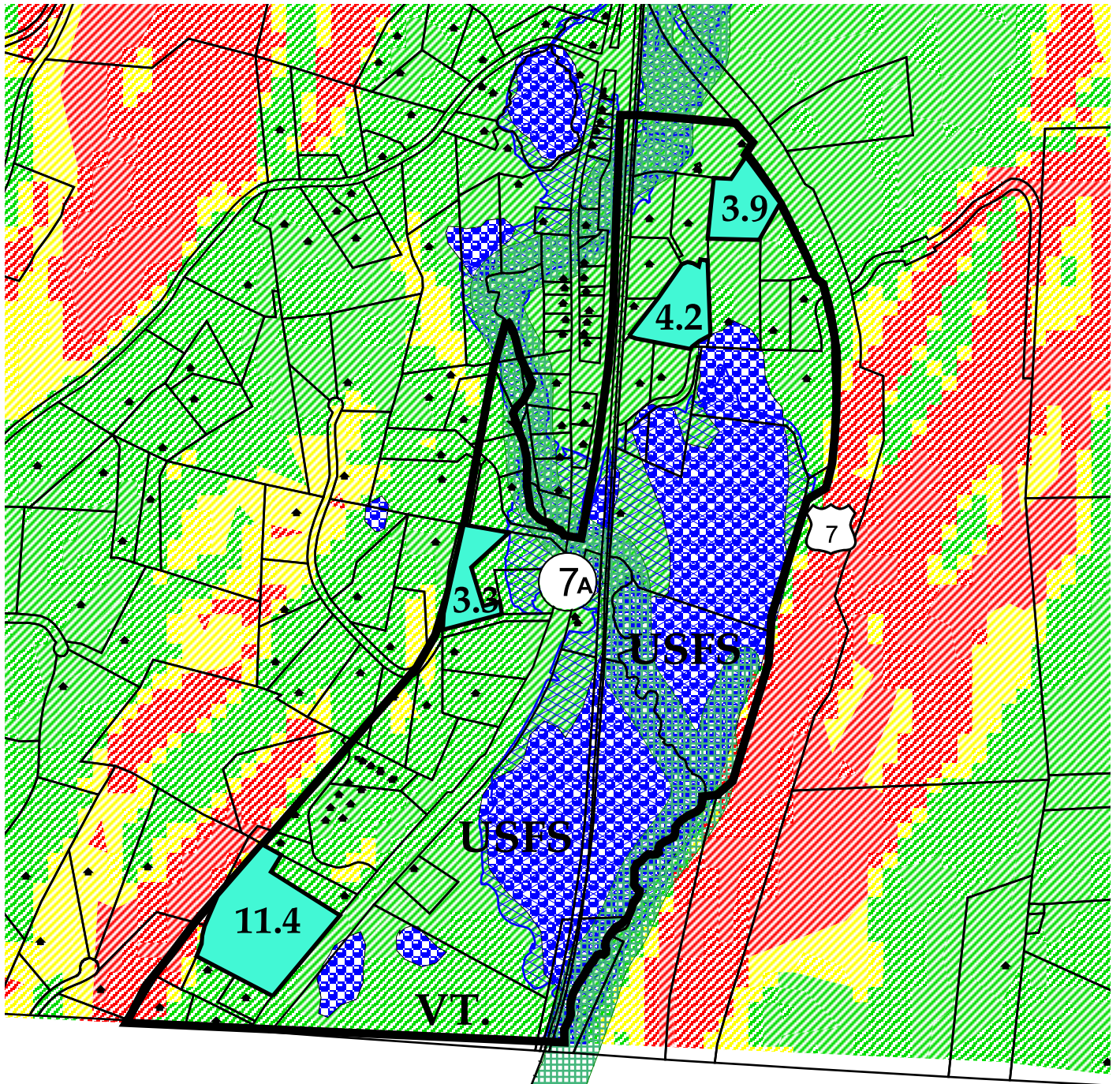


# CI-1 Zone North












-  Available CI Zoned Parcels
-  Buildings
-  Railroad
-  CI-1 Zone (North 623 Acres, South 286 Acres)
-  Parcels
-  River Corridors
-  Flood Hazard Areas (82 Acres)
-  Wetlands
- Slope**
-  <20%
-  20-25%
-  >25%







# CI-1 Zone South

-  Available CI Zoned Parcels
-  Buildings
-  Railroad
-  CI-1 Zone (North 623 Acres, South 286 Acres)
-  Parcels
-  River Corridors
-  Flood Hazard Areas (115 Acres)
-  Wetlands
- Slope**
-  <20%
-  20-25%
-  >25%

