

NARRATIVE DESCRIPTION OF ZONING DISTRICT BOUNDARIES

Section 1. Forest Reserve District FR

A. East of the Mad River

- 1.** All the lands bounded on the west by the 1,850 foot elevation line and on the east by the Town line, but excluding all of the land above 1850 foot elevation deeded by Alpine Development Company for Plats H and R depicted in the following Plats as recorded in the land records of the Town of Warren: PLAT H Map Book 1, page 74, slide 212, PLAT R Map Book 1, page 100, slide 220.
- 2.** Land above 1,850 foot elevation which is principally located on parcel identification number 028004-800, bounded on the west by the 1,850 foot elevation and on the east by the Alpine Village Residential District.
- 3.** All other lands located above 1,850 foot elevation which are on two other areas on multiple parcels.

B. West of the Mad River

- 1.** All of the lands located westerly of the centerline of the Mad River and/or Route 100 within the following boundary: Beginning at the Town Line of Granville and Warren and proceeding in a Northerly direction along either Route 100 or the Mad River (whichever is more western); proceeding to the point of intersection with the centerline Lincoln Brook; then in westerly direction along the centerline of Lincoln Brook until the intersection with the 1,750 foot elevation; then across Lincoln Gap Road; then following the boundary of the Green Mountain National Forest to the point of intersect with 1,950 foot elevation; then northerly along 1,950 foot elevation to the point of intersection with the lands of the Green Mountain National Forest; then following the boundary of the Green Mountain National Forest and ending at the intersection with the Town Line of Fayston, but excluding all land in the Sugarbush Village Commercial (SVC), and Sugarbush Village Residential Districts (SVR).
- 2.** All other lands located above 1,850 foot elevation which are on two other areas on multiple parcels.

Section 2. Rural Residential District RR

The Rural Residential District is comprised of all lands in the Town not within the boundaries of another district as described herein.

Section 3. Warren Village Historic Residential District WVR

All the lands within the following boundary: Commencing at the intersection of the centerline of Brook Road and Town Highway #22 (aka Dump Road); then in a straight line

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to the northeasterly corner of Brooks Recreational Field (as said northeasterly corner existed as of 1/1/2000); then northwesterly to the centerline of Route 100; then southerly along the centerline of Route 100 to a point where said highway crosses the Mad River; then northeasterly to the intersection of the centerline of Fuller Hill Road and Murray Hill Road; and then in a straight line northerly to the place of beginning, excluding all the land lying within the area designated as the Warren Village Commercial District (WVC).

Section 4. Sugarbush Village Residential SVR

All of the lands within Lots 66 and 67 as drawn in 1902 from the old Plan in the Field Book of the Second Division of the Town of Warren, except that portion thereof which lies within the Sugarbush Commercial District (SVC), and is not part of the Green Mountain National Forest.

Section 5. Vacation Residential District: VR

All the land within the following boundaries: Beginning at intersection of the centerline of the Sugarbush Access Road, and the centerline of Clay Brook; then the western most boundaries of parcel identification numbers 005009-700, 005009-600, 005008-301, 005008-300, and 006002-000; then to the intersection with parcel identification number 006004-300 and along the southern and eastern boundaries of that parcel until the intersection with the southwestern corner of parcel identification number 006003-800; then along the southern boundary of said parcel to the intersection of the centerline of German Flats Road; then following the centerline of German Flats Road in a northerly direction until the intersection of the northern boundary line of parcel identification number 006003-700 and along the northern boundary of that lot extending in a straight line through parcel identification number 005-007-100 to the northern boundary of the Town of Warren with the Town of Fayston and then in an easterly direction to the intersection with the centerline of Town Road #49 (formerly known as the Eurish Farm Road); then southerly along the centerline of said road for approximately 850 ± feet; then to the closest corner of parcel identification number 005007-000 and along that parcel's eastern and southern boundaries to the intersection with the centerline of Wheeler Brook and following the course of the centerline of Wheeler Brook to the intersection with the centerline of Clay Brook; then in a westerly direction along the centerline of Clay Brook to a point in the Easterly line of "Lot 2" and the original Warren-Lincoln Town Line; then S 6 degrees 59' 30" W along the easterly line of "Lot 2" and the original Warren-Lincoln Town Line a distance of 643.34'; the N 81 degrees 12' 30" W along the southerly line of "Lot 2" and along a northerly line of lands of the South Village Condominiums a distance of 959.2', more or less, to the easterly line of Inferno Road; then proceeding easterly crossing Town Highway #48 (Inferno Road); and along the southernmost and westernmost boundaries of parcel identification number 250-010-000 until the intersection with the lands of Snow Creek Condominium Association; then along the southernmost boundary of the lands of Snow Creek Condominium to the centerline of the Inferno Road and along the centerline of Inferno Road in northerly direction until its

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intersection with the Sugarbush Access Road and easterly along the centerline of the Sugarbush Access Road to the place of beginning, except that portion thereof which lies within the German Flats Commercial District (GFC).

Section 6. Alpine Village Residential District AVR

All land deeded by Alpine Development Company with the exception of Plats R , H and G,(Block 47)

Boundaries are depicted in the following Plats as recorded in the land records of the Town of Warren

PLAT A, Map Book 1, page 10, slide 202
PLAT B, Map Book 1, page 11, slide 202
PLAT C, Map Book 1, page 12, slide 202
PLAT D, Map Book 1, page 18 slide 205
PLAT E, Map Book 1, page 17 slide 204
PLAT F, Map Book 1, page 40, slide 208
PLAT G with the exception of Block 47,
Map Book 1, page 46A, slide 210

Section 7. Sugarbush Village Commercial District SVC

All the land within the following boundaries: Beginning at a point of the intersection of the Sugarbush Access Road, Village Road and the Inferno Road and proceeding southerly along the center line of the Inferno Road to a point of the southern most boundary of the lands of Snow Creek Condominium Association; then along the southern boundary in a westerly direction and then northerly until the point of intersection with the centerline of Clay Brook; then westerly along the centerline of Clay Brook until the intersection of the western boundary with the lands of parcel identification number 250-012-000 and the United States Forest Service; then along the westerly boundary of parcel identification number 250-012-000 (and US Forest Service) in a northerly direction to the point of intersection with the centerline of Rice Brook; then westerly along the centerline of Rice Brook until the intersection of the eastern most boundary of parcel identification number 210-005-000; then along the easterly boundary of said parcel to the intersection of the centerline of Upper Village Road; then along the centerline of said road in a westerly direction to the intersection of the north-westerly boundary of parcel identification number 221-005-000; then along the northerly boundary of said parcel to the intersection of the centerline of Village Road and then a southeasterly direction to the intersection with the centerline of Shady Lane; then a northerly direction along the centerline of Shady Lane to the intersection of the northern

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most boundary of parcel identification number 250030-000; then in westerly direction, 386.18' to eastern most boundary of Lots 66 and 67 as drawn in 1902 from the old Plan in the Field Book of the Second Division of the Town of Warren; then in a southerly direction to the intersection of the centerline of the Sugarbush Access Road; and then westerly along the centerline of the Sugarbush Access Road to the place of beginning.

Section 8. German Flats Commercial GFC

All the lands within the following boundary: Commencing at the intersection of the centerline of Sugarbush Access Road and German Flats Road; then northerly 500 feet along the centerline of German Flats Road; then in a generally easterly direction 500 feet; then in a generally southerly direction 500 feet to the centerline of Sugarbush Access Road; and then westerly along the centerline of Sugarbush Access Road 500 feet to the place of beginning.

Section 9. Access Road Commercial District ARC

All of the lands within the following boundary: an 800 foot wide strip of land to the west of Route 100 that is parallel to the centerline of Route 100 and which eastern boundary extends 420 feet north from the centerline of the Sugarbush Access Road and south from the centerline of the Sugarbush Access Road to the present southerly property line of parcel identification number 100-002-300.

Section 10. Warren Village Commercial District WVC

All the lands in the triangular area surrounded by Brook Road, Main Street, and Flatiron Road (parcel identification numbers 001-000-200, 001-000-400, 001-000-600, 004-002-200, 004-001-500 and 004-001-600), and all the lands in the area between Main Street and the Mad River, and north of the present southerly line of the parcel number 004-003-100 (parcel identification numbers 004-001-100, 004-000-201, 004-001-400, 004-001-501, 004-001-900, 004-002-000, 004-002-100, 004-002-600, and 004-003-000).

Section 11. Airport Commercial District AC

All the lands in parcel identification numbers 009-003-700 and 009-00-300.

Section 12. Bobbin Mill Commercial: BMC All the lands in parcel identification numbers 100-004-100 and 100-004-102.

Section 13. Meadowland Overlay District: MO

All the lands in parcel identification on the Town of Warren Meadowland Overlay District Map.

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Section 14. Flood Hazard Overlay District: FHO

All the lands in parcel identification on the Town of Warren Flood Plane /Flood Hazard Overlay District Map.

NOTE: All parcel identification numbers correspond to the Warren Parcel (Tax) Map