

## LAND USE ZONING DISTRICTS

The zoning districts outlined below and in Figure 4.2 designate the direction of future land use within the Town. The Proposed Future Land Use Map shows the location of the proposed land use districts. These districts are consistent with the current zoning regulations, and no major changes to district boundaries are anticipated. The locations on the map are approximate; the specific detail of the district boundaries will follow the guidelines of this map and will be determined when amending the bylaws.

<b>Grand Isle Land Use Zoning Districts</b>	
	<b>Acres</b>
Village District	167.72
Commercial and Industrial Light District	61.20
Rural Residential and Agricultural District	8439.87
Commercial Recreation Shoreline District	131.23
Residential Shoreline District	1060.78
Small Off-shore Island District	229.65
Flood Hazard Overlay	538.64

**Table 4.2: Grand Isle Land Use Zoning Districts**  
**Source: VGIS**

### **Village District: Purpose and Policies**

The purpose of the Village District is to support the role of the village as the focus of activity in the community and to provide for residential, commercial, and other compatible development to serve the needs of the residents. The Village District will help maintain the traditional social and physical character of the village including its historic and scenic resources.

The District boundaries will include the areas currently zoned as Village District, near the intersection of U.S. Route 2 and Hyde Road. Development in this area will be mixed use, including both commercial and residential. Development may be moderate to heavy, but will not exceed the capacity of the lands, waters, facilities or services located within the immediate area. Any new development shall be designed so as to preserve the historic, natural, and cultural character of the village and the areas surrounding commercial sites and to minimize curb cuts.

Small-scale business will be encouraged in this area, and those should be compatible with mixed commercial/residential uses. Businesses that would increase the Town's tax base, encourage tourism with low impact and high volume, and services and facilities utilized by the local Townspeople in Grand Isle and surrounding communities, will be encouraged to expand in these areas.

Vermont has established a framework of "designations" to offer incentives that encourage communities to maintain vibrant concentrated settlements separated by rural countryside. These programs provide a variety of incentives for development in the designated areas. Each program has a set of unique goals for making vibrant places.

Grand Isle intends to apply for Village Center Designation (VCD). The Village Designation boundaries will largely overlap with Village District zoning boundaries. Village Center Designation supports small town revitalization with a variety of tax credits to support improvements to historic properties and priority consideration for several State grants. The VCD program will help the Town of Grand Isle as it applies for various State Grants, including Vermont Community Development grants. Village Center designation is an important tool to further the Town of Grand Isle's goals for a vibrant village center.

Once designated, the Town will be eligible for the following benefits:

- Technical assistance provided by the state to support local village revitalization and planning efforts
- Downtown and Village Center Tax Credits
- Priority Consideration for various state grants including ACCD, VTrans and ANR grants and incentives, e.g.,
  - ACCD's Municipal Planning Grants
  - State Historic Preservation grants
  - Vermont Community Development Program (VCDP) grants
  - VTrans Bike/Ped and Transportation Alternatives grants
  - Northern Border Regional Commission Grants
  - ANR Water and Wastewater subsidies and loans
  - Various other state grants and resources
- Neighborhood Development Area (NDA) Eligibility - Another State designation program that provides incentives for residential neighborhoods within or adjacent to village centers

### **Commercial/Light Industrial District: Purpose and Policies**

In the current zoning there is one Commercial/Light Industrial District at the intersection of State Highway 314 and U.S. Route 2. Commercial development in this district includes an excavation contractor, chocolate factory and several office suites. The Commercial/Light

# CHAPTER 13

## Economic Development Chapter

As a rural island community, agriculture and tourism have been important components of the local economy in Grand Isle. Farming remains a stable base for the community's economy as well as a means of maintaining the open land and rural atmosphere desired by both our recreational visitors and the permanent residents of Grand Isle. Given Grand Isle's unique island setting, the preservation of the existing Island character and the protection of natural resources are key aspects that guide the growth of the community.

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### Local Employment Characteristics

The residents of Grand Isle are engaged in a wide range of occupations including construction, production, sales, business and professional services, education and health occupations. Table 13.1 shows the industry sectors of the Grand Isle work force. Grand Isle is both an importer and exporter of workers. As discussed in the Transportation Chapter, the majority of Grand Isle residents commute to work outside of the community with 67% commuting to Chittenden County, 5% to Franklin County and 9% to other Grand Isle County communities. As of the 2009 Census data only 57 residents stated the Town of Grand Isle as their place of work; this classifies Grand Isle as a bedroom community with the vast majority of residents commuting to other job centers in nearby regions for work.

**Table 13.1: Industry of Grand Isle Employed Residents, 2007-2011**

Industry	Percent of Total
Agriculture, forestry, fishing and hunting, and mining	0.2%
Construction	12.9%
Manufacturing	10.1%
Wholesale trade	3.4%
Retail trade	9.5%
Transportation and warehousing, and utilities	3.2%
Information	3.5%
Finance and insurance, and real estate and rental and leasing	7.6%
Professional, scientific, and management, and administrative and waste management services	8.3%
Educational services, and health care and social assistance	22.4%

Arts, entertainment, and recreation, and accommodation and food services	7.4%
Other services, except public administration	7.6%
Public administration	4.0%

**Source: American Community Survey 2007-2011**