

FOR SALE  
DUPLEX OR MULTI-FAMILY PROPERTY  
6 CARMICHAEL STREET, ESSEX



SIZE: 2,672+/- SF on 0.1 acre

FEATURES:

- \* Formerly the 1820 Coffee House Restaurant
- \* Beautiful setting on Route 15 with nearby restaurants, banks and shops
- \* Five (5) bedrooms and two (2) bathrooms in the main house
- \* Second building (former garage) could be renovated into a two (2) bedroom apartment
- \* Historic main building could also be used as an office or a retail building
- \* Permitted uses include a Duplex or Multi-Family Dwelling
- \* A single family dwelling is not a permitted or conditional use

Zoning: Mixed Use  
Development - Commercial  
(MXD-C)

Sale Price: \$450,000



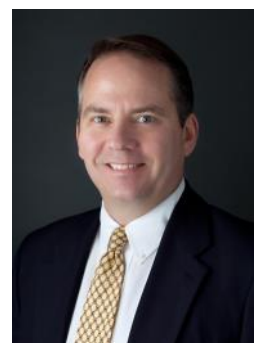
**NAI J.L. Davis Realty**

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Contact Information

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**Table 2.12 MIXED USE DEVELOPMENT-COMMERCIAL DISTRICT (MXD-C)**

(A) **Purpose:** The purpose of the Mixed Use Development-Commercial District is to facilitate the development of a mixed use center which incorporates higher density residential development along with a broad range of retail and personal service shops, professional offices and commercial uses, all in a compact, pedestrian friendly area. The intent of this district is to provide an area in the Town in which a broad range of retail and personal service shops, professional and governmental offices, and supportive, compatible commercial uses is allowed. Residential uses, which add interest and vitality to the area and accommodate those who desire high-density housing are encouraged. All uses should be properly located and designed to enhance the existing structures in the area. Development should be reviewed in accordance with the *Town Center Master Plan* (April 1991).

(B) **Permitted Uses** (see definitions, use standards):

- (1) Accessory Structure/Use
- (2) Agriculture (Table 1.1; Section 4.2)
- (3) Bank (Max: 10,000 sq ft; see (F)(2) below)
- (4) Bed and Breakfast
- (5) Caretaker Apartment
- (6) Day Care Facility, Child or Adult (Section 4.5)
- (7) Dwelling/Two-Family
- (8) Dwelling/Multi-Family
- (9) Essential Services
- (10) Forestry (Table 1.1)
- (11) Funeral Home
- (12) Garden Center
- (13) Home Occupation (Section 4.9)
- (14) Municipal Facilities (Section 4.14)
- (15) Neighborhood Shopping Center
- (16) Office (Max: 10,000 sq ft; see (F)(2) below)
- (17) Personal Services (Max: 10,000 sq ft; see (F)(2) below)
- (18) Recreation/Public Outdoor
- (19) Restaurant (Max: 8,000 sq ft; see (F)(3) below)
- (20) Retail (Max: 10,000 sq ft; see (F)(2) below)
- (21) School/Certified (Section 4.14)
- (22) Self Service Machine
- (23) Small Production and Sales(see (F)(4) below)

(C) **Conditional Uses** (see definitions, use standards):

- (1) Bank (drive-through/ >10,000 sq ft; see (F)(2) below)
- (2) Church (Section 4.14)
- (3) Congregate Housing (Section 4.4)
- (4) Convenience Store
- (5) Cultural Facility
- (6) Massage Therapy
- (7) Medical Clinic
- (8) Office: (>10,000 sq ft; see (F)(2) below)
- (9) Parking Facility
- (10) Personal Services (>10,000 sq ft; see (F)(2) below)
- (11) Private Club
- (12) Public Facilities (Section 4.14)
- (13) Recreation/Indoor
- (14) Residential Care Facility (Section 4.8)
- (15) Research and Testing Laboratory
- (16) Restaurant (>8,000 sq ft; see (F)(3) below)
- (17) Retail (>10,000 sq ft; see (F)(2) below)
- (18) School/Non-certified
- (19) Veterinary Clinic

(D) **District Dimensional Requirements** (unless otherwise specified for a particular use):

Dimension	Standard
Minimum Lot Area	7,000 sq. ft.
Minimum Lot Area per Dwelling Unit	7,000 sq. ft.
Minimum Lot Frontage	50 feet
Minimum Front Setback (from ROW) – VT Route 15	75 feet
Minimum Front Setback (from Travel Way) – Other Streets	36 feet
Maximum Front Setback (from Travel Way) – “Main Street”	42 feet
Minimum Side Setback	None
Minimum Rear Setback	None
Minimum Buffer/Surface Waters (see Section 3.11)	Varies
Maximum Building Area/Floor – Commercial	10,000 sq. ft.
Maximum Building Area/Floor – Mixed Use	10,000 sq. ft.
Maximum Building Area/Floor – Residential	8,000 sq. ft.
Maximum Lot Coverage	70%
Maximum Height (see (F)(6) below; Section 3.6)	40 feet

(E) **PUD Requirements:** Mixed Use Planned Unit Developments (PUD-MUs) are encouraged in this district in accordance with the provisions of Section 6.7. PUDs in this district must also meet applicable district requirements under Subsection (F) below.

**Table 2.12 MIXED USE DEVELOPMENT–COMMERCIAL DISTRICT  
(MXD-C), continued**

**(F) District Development Standards:**

- (1) Development in this district, including those in planned residential developments, shall reflect the general guidelines set forth in the *Town Center Master Plan* (1991) and the town plan of record pursuant to the Act [§ 4385]. In addition, the following requirements shall apply:
  - (a) The purpose of any development in this district shall be to create a compact, multi-use center for the Town, including a Common, community focal points and a greenway along VT Route 15. Such features shall be incorporated into the Planned Unit Development (PUD) plan.
  - (b) The design should facilitate easy pedestrian and other non-automobile traffic, as well as automobile circulation. Facilities and easements should be incorporated into the design for pedestrian and bicycle use.
  - (c) The design shall represent a compact pattern of development of a small scale which does not include large lots or large landscaped buffer areas.
  - (d) Common or shared parking shall be encouraged, and shared parking lots may overlap side and rear yard setbacks.
  - (e) For the total development, the total gross floor area of nonresidential development shall be related to the total number of dwellings as follows:
    - (i) No less than 600 square feet of non-residential floor area per dwelling unit.
    - (ii) No more than 1,500 square feet of non-residential floor area per dwelling unit.
- (2) Retail stores, personal service establishments, business, financial and professional offices and banks without drive-through windows not exceeding 10,000 square feet in gross floor area shall be considered as permitted uses. Banks with drive-through windows, and all such uses exceeding 10,000 square feet in area, shall be treated as conditional uses.
- (3) Restaurants not exceeding 8,000 square feet gross floor area shall be considered as permitted uses. Restaurants exceeding 8,000 square feet in area shall be treated as conditional uses.
- (4) Small production and sales establishments such as woodworking and craft shops, print shops, etc., not exceeding 1,000 square feet in a structure shall be considered as permitted uses.
- (5) In this district, the maximum percentage of a parcel in improved open space (excluding the 75-foot setback area along VT Route 15) shall not exceed 10 percent.
- (6) **Height.** The height of a structure in this district may be limited to two stories or twenty-five feet (25') where it is determined by the Planning Commission or Board of Adjustment that doing so is necessary to preserve views toward the Green Mountains from other lots in the district.
- (7) **Caretaker Apartment.** On any individual lot developed for uses allowed in this district, one (1) attached apartment for occupancy by a caretaker and family may be provided, if the dwelling meets all relevant dimensional requirements for the district and meets the parking requirements specified in Section 3.9 of these Regulations.

TABLE 2.1 SUMMARY USE CHART

USES	ZONING DISTRICTS															
	AR	R1	R2	R3	RB	CTR	B1	I1	MXD	MXD-C	MXD-PUD	RPD-I 40%	HP-DC	O1	C1	C2
ACCESSORY STRUCTURE/USE	P	P	P	P	P	P	P	P	P	P	P(4)	P	P	P	P	(1)
AGRICULTURE	P(1, 2)	P(1, 2)	P(1, 2)	P(1, 2)	P(1, 2)	P(1, 2)	P(1, 2)	P(1, 2)	P(1, 2)	P(1, 2)		P(1)(2)	P(1, 2)	P(1, 2)	P(1, 2)	P(1, 2)
AUTOMOBILE SERVICE STATION (EXISTING)	C(1)		C(1)													
AUTOMOBILE SERVICE STATION							C		C							
AUTOMOTIVE REPAIR SHOP							C(1)	P	C		C(4)					
BANK						P	P		P	P(1)	P(4)					
BANK (Drive-through/>10,000 SF)										C(1)						
BARN STORAGE	C(1)	C(1)												C(1)	C(1)	C(1)
BED & BREAKFAST	C	C	C	C	C	C			C	P					C	
CAMP	C														P	
CAR WASH							C		C							
CARETAKER APARTMENT							P(1)	P(1)	P(1)	P(1)						
CEMETERY	C	C	P												P	
CHURCH		C(1)	C(1)			C(1)	C(1)		C(1)	C(1)						
CONGREGATE HOUSING	C(1)		C(1)	C(1)	C(1)	C(1)	P(1)		C(1)	C(1)	C(3)		C(1)			
CONTRACTOR'S YARD								P								
CONVENIENCE STORE (EXISTING)			C(1)					C								
CONVENIENCE STORE						C	P		P	C						
CULTURAL FACILITIES	P	P			P	P			P	C			P	P	P	P(1)
DAY CARE FACILITY ADULT					C(1)	C(1)	C(1)		C(1)	P(1)	C(4)	P	C(1)			
DAY CARE FACILITY CHILD OR ADULT	C(1)	C(1)	C(1)	C(1)	C(1)	C(1)	C(1)	C(1)	C(1)	P(1)	C(4)	P	C(1)			
DAY CARE HOME	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)							P(1)		P(1)	P(1)
DWELLING/ACCESSORY	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)					P(3)		P(1)		P(1)	C(1)
DWELLING/SINGLE-FAMILY	P	P	P	P	P	P					P(3)		P		P	
DWELLING/TWO-FAMILY	P	P	P	P	P	P			C	P	P(3)		P			
DWELLING/TWO-FAMILY (PUD ONLY)									P							
DWELLING/MULTI-FAMILY		C	C	P	C	C(1)	P(1)		C	P	C(3)		P			
DWELLING/MULTI-FAMILY (PUD ONLY)	P	P	P						P		P(3)				P	
EQUIPMENT SALES, RENTAL AND SALES							C(1)	P	P		C(4)	P				
ESSENTIAL SERVICES	P	P	P	P	P	P	P	P	P	P	P(4)		P	P	P	P
EXTRACTION OF EARTH RESOURCES	C(1)	C(1)						C(1)								
FARM PRODUCE STAND	P(1)	P(1)	P(1)						P(1)					P(1)	P(1)	
FARM PRODUCE MARKET	C(1)															P(1)
FIREWOOD PROCESSING AND SALES	C	C							C							C
FORESTRY OPERATION	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	P(1)(2)	P(2)	P(2)	P(2)	P(2)
FUNERAL HOME (EXISTING)			C													
FUNERAL HOME						C	P		P	P	P(4)					
GARDEN CENTER	P				P	P	P		P	P	P(4)					
GROUP HOME	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)					P(3)				P(1)	P(1)
HOME BUSINESS	C(1)	C(1)	C(1)	C(1)	C(1)	C(1)			C(1)						C(1)	
HOME OCCUPATION	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)			P(1)	P(1)			P(1)		P(1)	P(1)
HOTEL, MOTEL							C		C		C(4)					
JUNKYARD								C(1)								
KENNEL	C														C	
LIGHT MANUFACTURING							C(1)	P(1)	C(1)		C(4)	P				

(1) Allowed with Specific Restrictions. See Individual District Tables.

(3) Residential Development Conforms to R2 District Standards. See Table 2.5

(2) See Table 1.1

(4) Commercial Development Conforms to B1 District Standards. See Table 2.9.

TABLE 2.1 SUMMARY USE CHART, continued

USES	ZONING DISTRICTS															
	AR	R1	R2	R3	RB	CTR	B1	I1	MXD	MXD-C	MXD-PUD	RPD-I 40%	HP-DC	O1	C1	C2
LUMBER PROCESSING	C(1)													C(1)	C(1)	
MACHINERY REPAIR SHOP (MAJOR)							C(1)	P	C		C(4)					
MACHINERY REPAIR SHOP (MINOR)							C	P	C		C(4)					
MASSAGE THERAPY					C	C	C		C	C	C	C				
MEDICAL CLINIC							C		C	C	C(4)		C			
MOBILE HOME PARK		P(1)	P(1)													
MUNICIPAL SERVICES AND FACILITIES	C(1)	C(1)	C(1)	C(1)	C(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(4)	P(1)	P(1)	C(1)	C(1)	C(1)
NEIGHBORHOOD SHOPPING CENTER						C(1)	P	P	P	P	P(4)					
OFFICE							P	P	P		P(4)	P				
OFFICE (Max: 2,000 SF)					P(1)	P(1)										
OFFICE/MAJOR (Min: 15,000 SF gross leasable area)							P	P	P		P(4)	P				
OFFICE (Max: 10,000 SF)										P(1)						
OFFICE (Over 2,000 SF)					C(1)											
OFFICE (Over 10,000 SF)										C(1)						
PARKING FACILITY						C	P	P	C	C	P(4)		C			C
PERSONAL SERVICES					P1/C1	P1	P		P	P1/C1	P(4)	P				
PRIVATE CLUB						C	C		C	C	C(4)		C			
PUBLIC FACILITIES	C(1)	C(1)	C(1)	C(1)	C(1)	C(1)	C(1)	C(1)	C(1)	C(1)	C(4)		C(1)	C(1)	C(1)	C(1)
RECREATION/INDOOR							P	C	P	C	P(4)	P				
RECREATION/PRIVATE OUTDOOR	C						C		C		C(4)	P	C		C	C(1)
RECREATION/PUBLIC OUTDOOR	P	P	P	P	P	P	P	P	P	P		P	C	P		P(1)
RECYCLING ESTABLISHMENT								P								
RESEARCH AND TESTING LABORATORY							C	P	C	C	C(4)	P				
RESTAURANT						C	P		P		P(4)					
RESTAURANT (Max: 8,000 SF)										P						
RESTAURANT (Over 8,000 SF)										C(1)						
RETAIL							P		P		P(4)	P				
RETAIL STORE (Max: 2,000 SF)					P(1)	P(1)										
RETAIL STORE (Over 2,000 SF)					C(1)											
RETAIL STORE (Max: 10,000 SF)										P						
RETAIL STORE (Over 10,000 SF)										C(1)						
SCHOOL, CERTIFIED	C(1)	P(1)	P(1)			C(1)	C(1)		P(1)	P(1)			P(1)			
SCHOOL, NON-CERTIFIED						C	C		C	C						
SCHOOL/TECHNICAL, VOCATIONAL							P(1)	P(1)	C(1)			P				
SELF SERVICE MACHINE					P	P	P		P	P	P(4)		P			
SMALL PRODUCTION AND SALES					C	P(1)	P	P	P	P(1)	P(4)	P	P			
STORAGE, WAREHOUSE AND DISTRIBUTION							C(1)	P			C(4)	P				
TRUCKING TERMINAL							C(1)	P			C(4)					
VETERINARY CLINIC	C				C	C	C		C	C	C(4)					
WASTE DISPOSAL FACILITY	C(1)															
WHOLESALE ESTABLISHMENT							C(1)	P	C		C(4)	P				

(1) Allowed with Specific Restrictions. See Individual District Tables.

(3) Residential Development Conforms To R2 District Standards. See Table 2.5.

(2) See Table 1.1

(4) Commercial Development Conforms to B1 District Standards. See Table 2.9



Original (24"x36") Scale : 1 Inch = 200 feet

\*\*The information depicted here is approximate only and is not to be used for legal conveyances\*\*

*Handwritten notes and signatures:*  
Top right: *Copy*  
Middle right: *1/2*  
Bottom right: *1/2*  
Bottom left: *1/2*

Carrichael Street

*Handwritten mark*