

Map 1: Zoning Districts

LEGEND

Zoning Districts

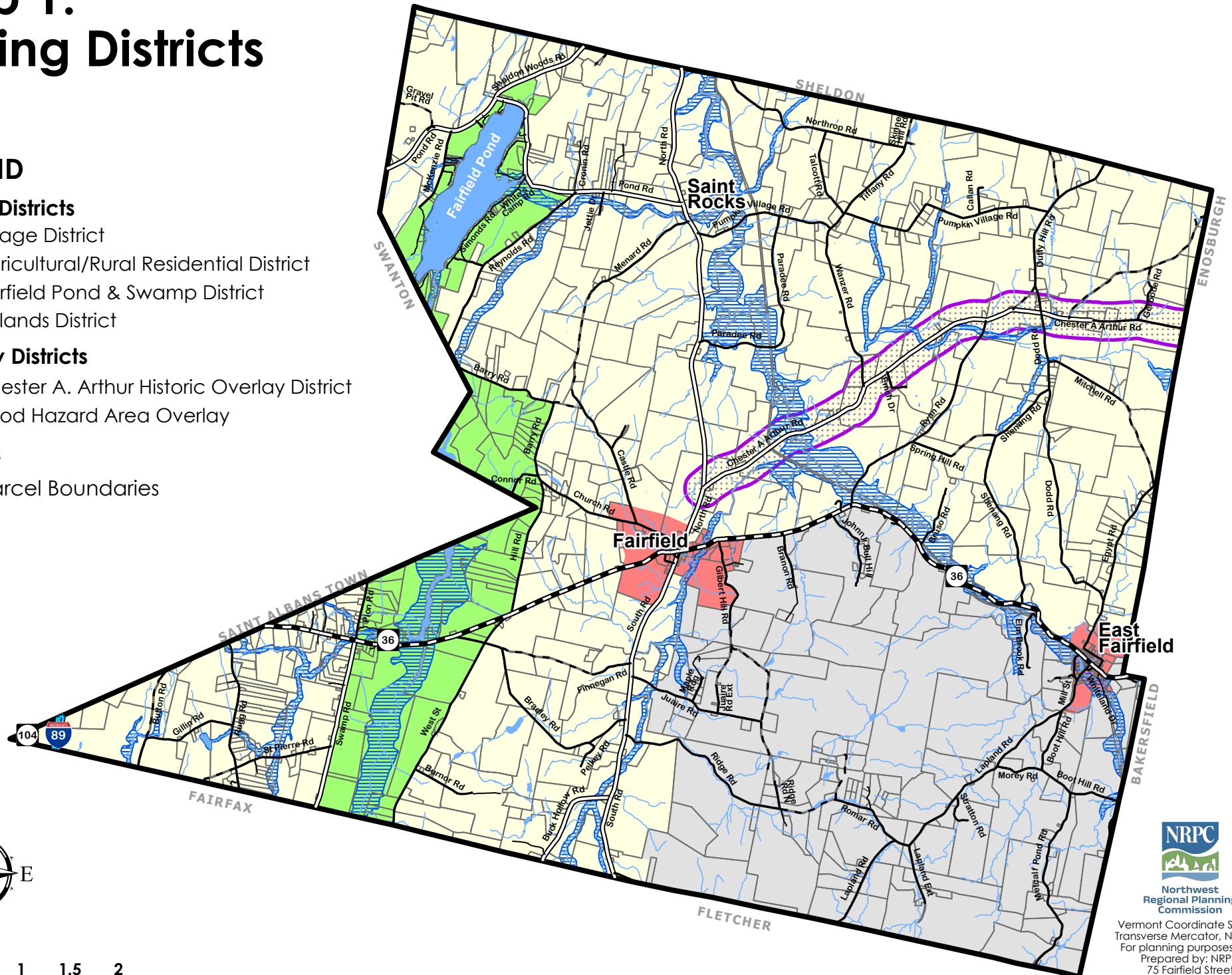
- Village District
- Agricultural/Rural Residential District
- Fairfield Pond & Swamp District
- Uplands District

Overlay Districts

- Chester A. Arthur Historic Overlay District
- Flood Hazard Area Overlay

Parcels

- Parcel Boundaries



0 0.5 1 1.5 2
Miles

Location: Z:\NRPC-GIS\Projects\County\Franklin\Fairfield\DevelopmentConstraints



Northwest
Regional Planning
Commission

Vermont Coordinate System
Transverse Mercator, NAD 83.
For planning purposes only.
Prepared by: NRPC
75 Fairfield Street
St. Albans, VT 05478
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Map 2: Agricultural Soils and Wetlands

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Agricultural Soils

- Prime Soil
- Prime Soil (if drained)
- Statewide Soil

Wetlands

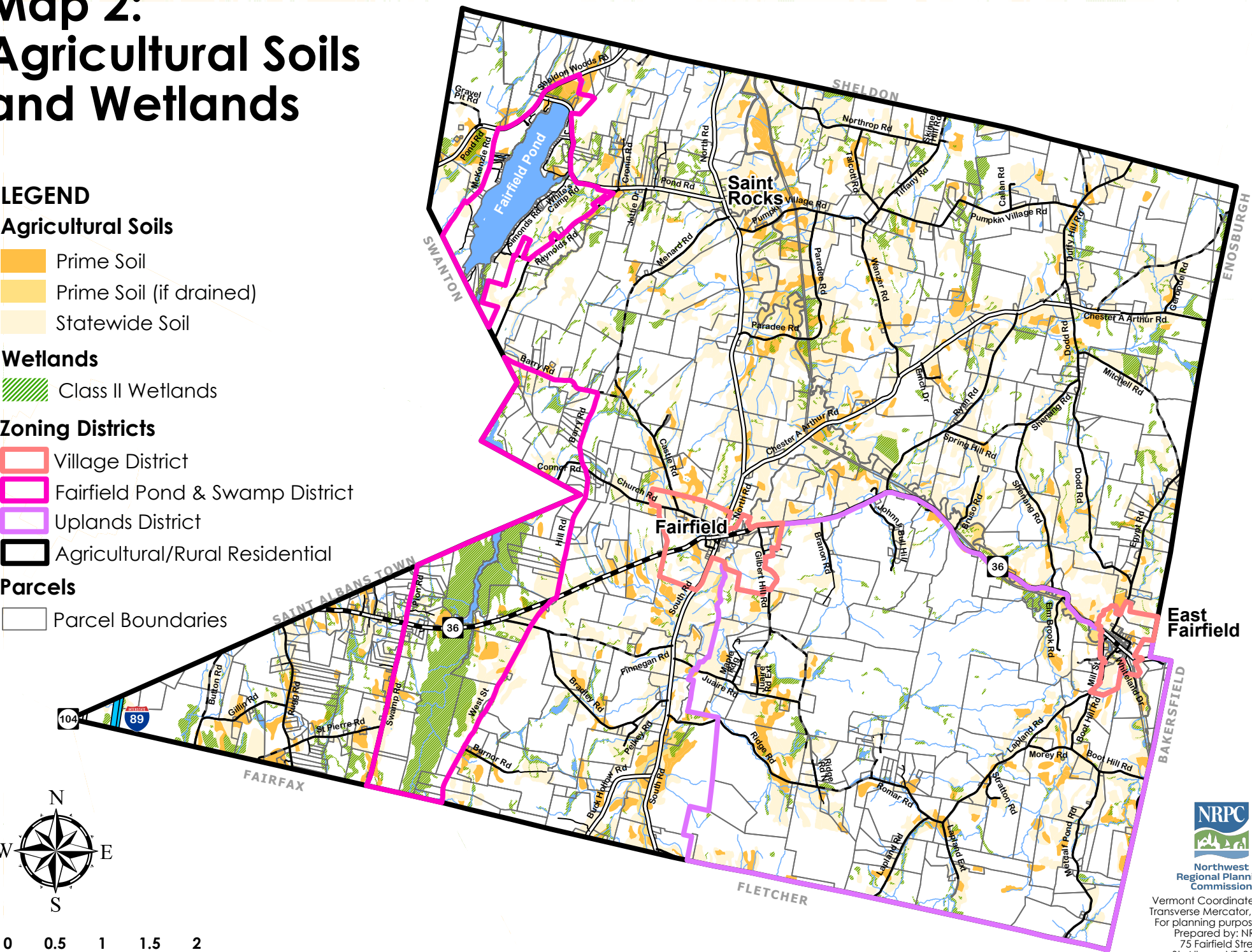
- Class II Wetlands

Zoning Districts

- Village District
- Fairfield Pond & Swamp District
- Uplands District
- Agricultural/Rural Residential

Parcels

- Parcel Boundaries



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Map 3: Flood Areas

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 FEMA 100-year Floodplain

 River Corridor

Zoning Districts

 Village District

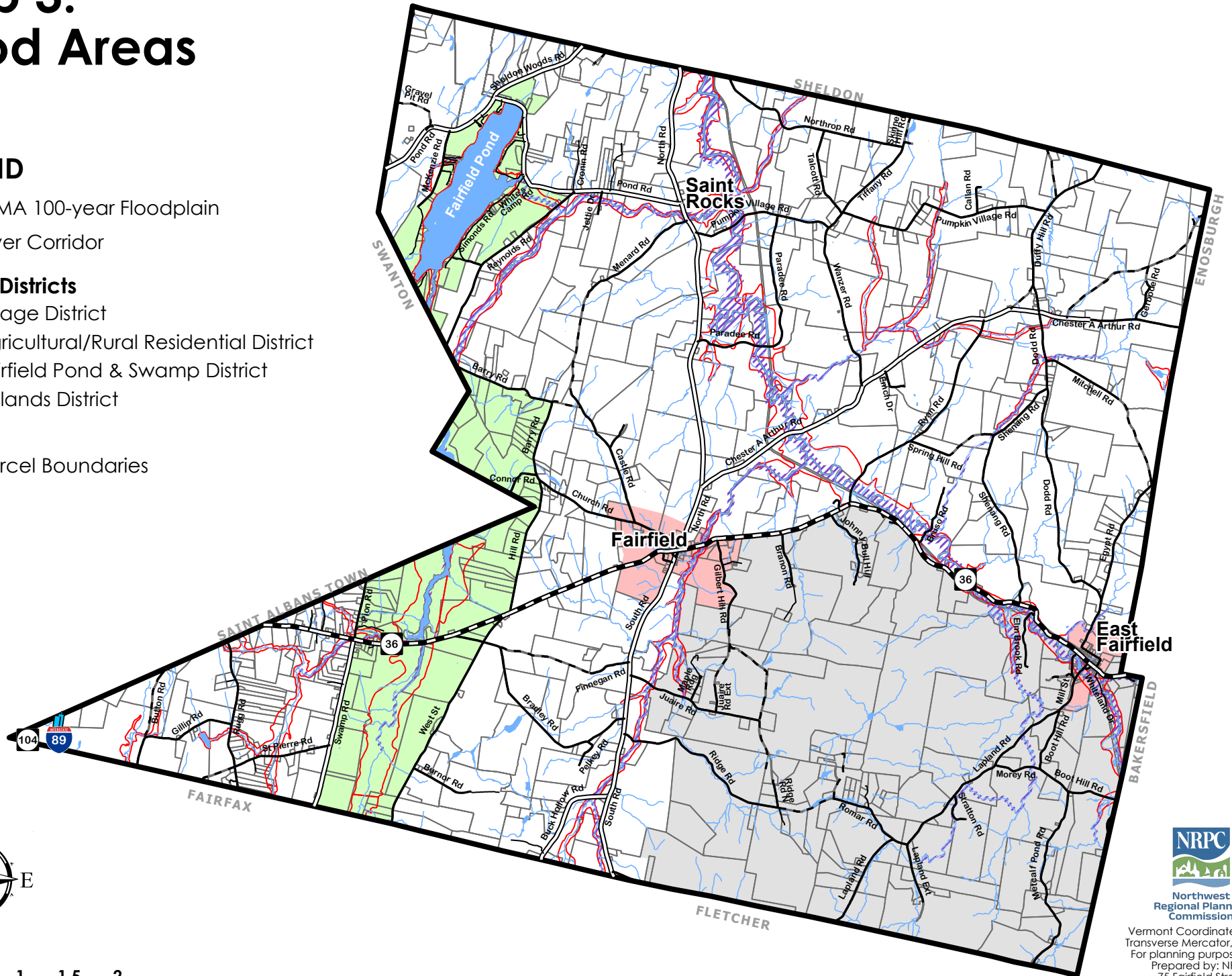
 Agricultural/Rural Residential District

 Fairfield Pond & Swamp District

 Uplands District

Parcels

 Parcel Boundaries



0 0.5 1 1.5 2
Miles

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Map 4: Protected Lands

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Protected Lands

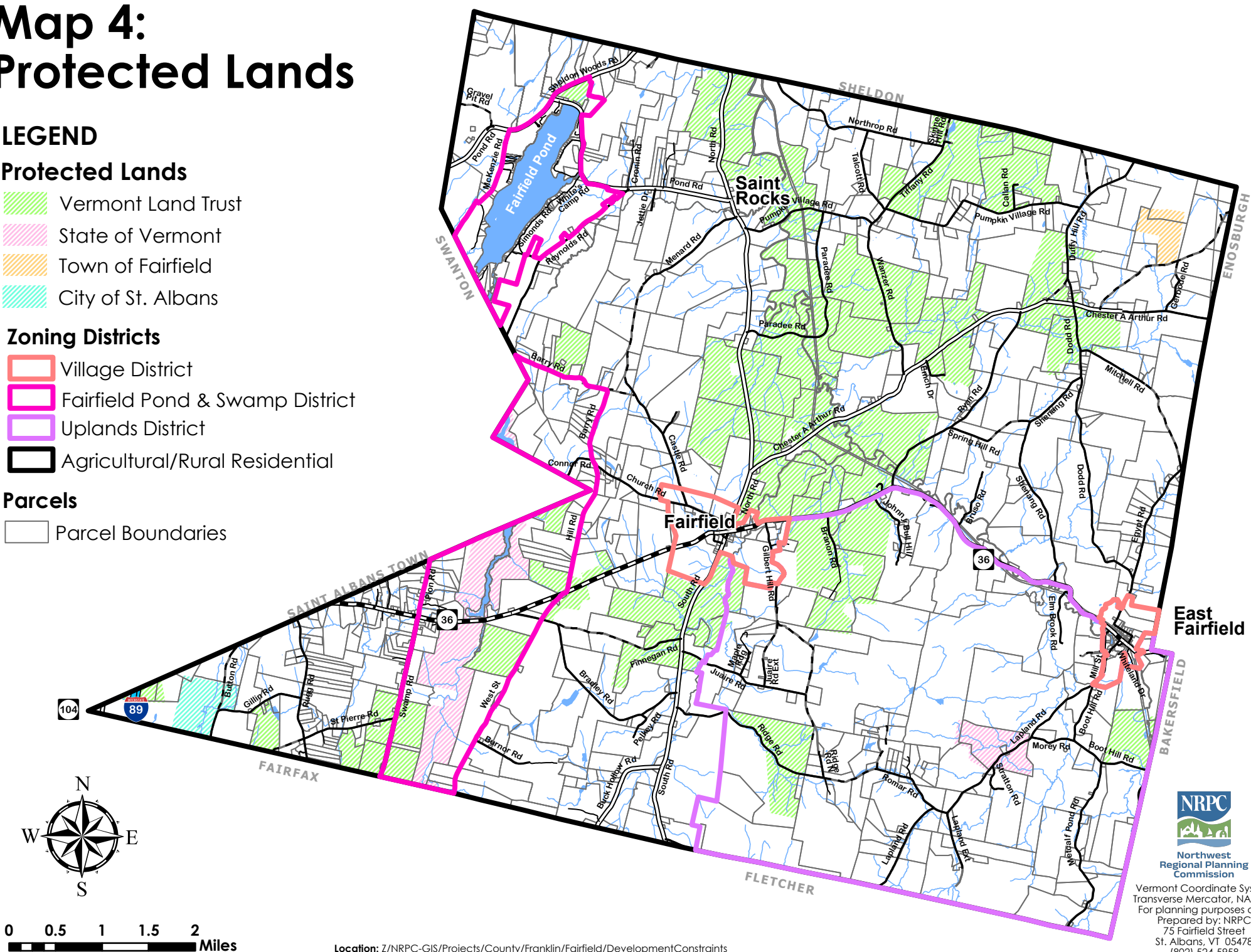
-  Vermont Land Trust
-  State of Vermont
-  Town of Fairfield
-  City of St. Albans

Zoning Districts

-  Village District
-  Fairfield Pond & Swamp District
-  Uplands District
-  Agricultural/Rural Residential

Parcels

-  Parcel Boundaries



Location: Z:\NRPC-GIS\Projects\County\Franklin\Fairfield\DevelopmentConstraints

Map 5: Slopes

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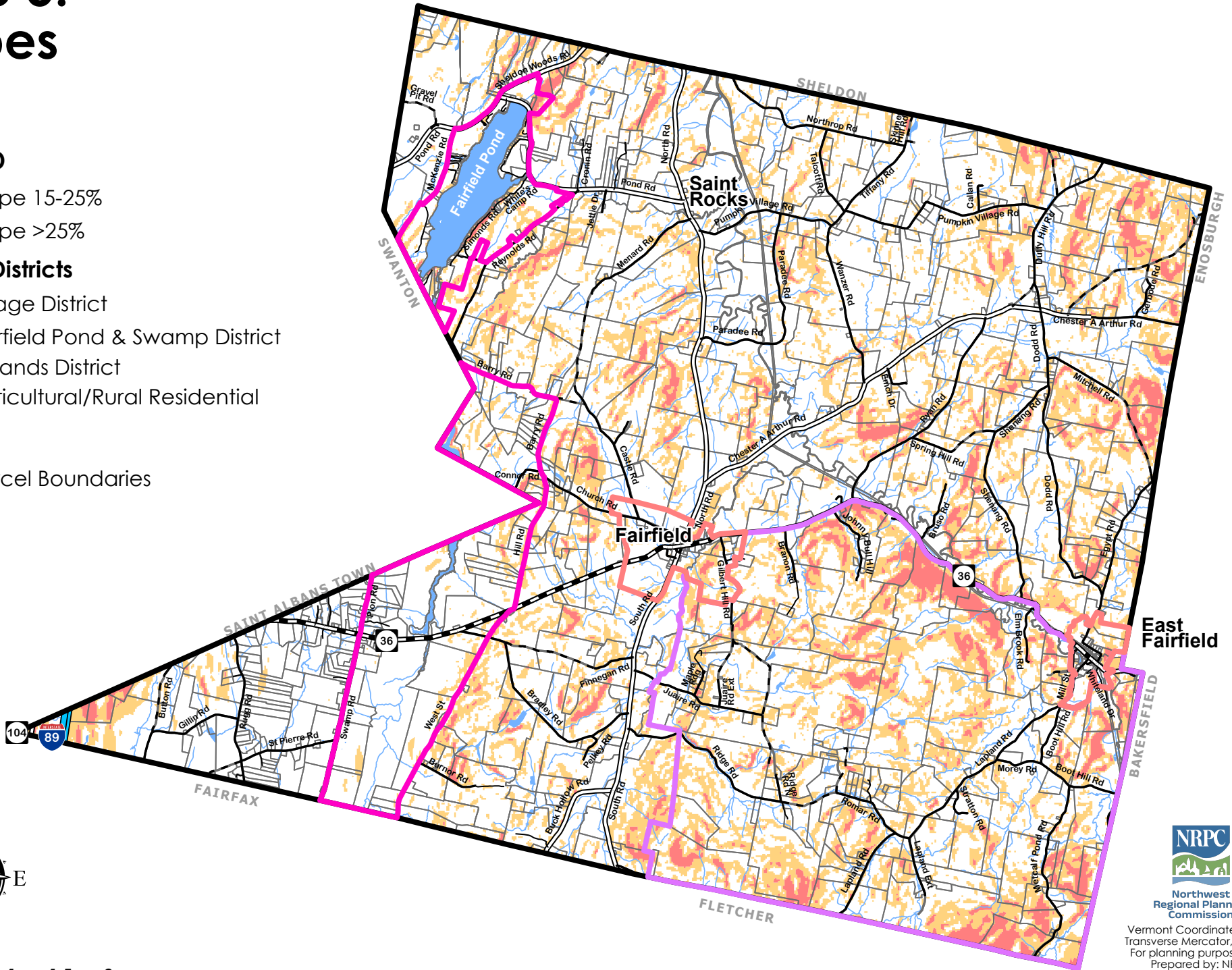
- Slope 15-25%
- Slope >25%

Zoning Districts

- Village District
- Fairfield Pond & Swamp District
- Uplands District
- Agricultural/Rural Residential

Parcels

- Parcel Boundaries



0 0.5 1 1.5 2 Miles

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Map 6: Current Use

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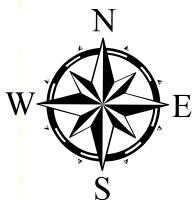
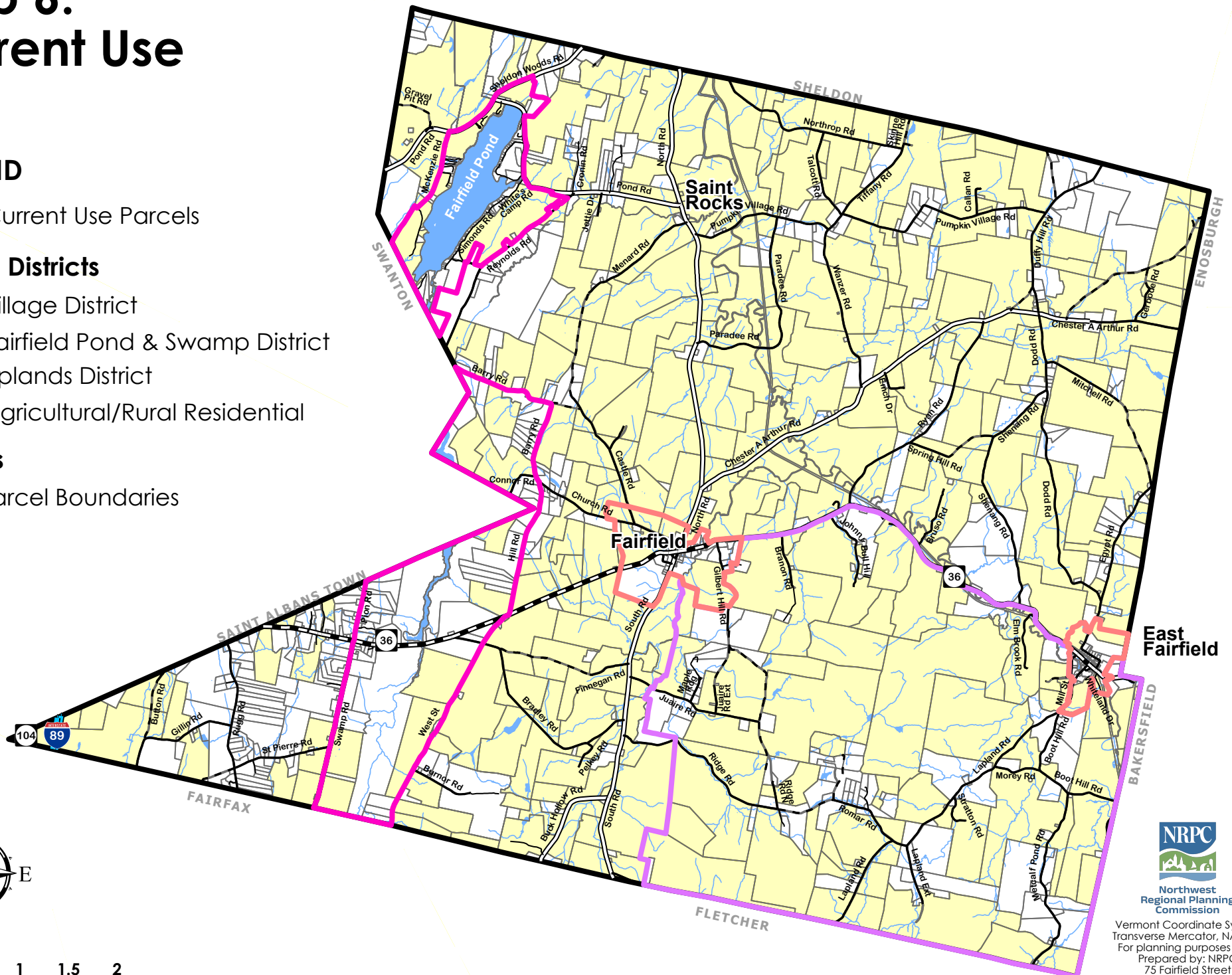
 Current Use Parcels

Zoning Districts

-  Village District
-  Fairfield Pond & Swamp District
-  Uplands District
-  Agricultural/Rural Residential

Parcels

 Parcel Boundaries



0 0.5 1 1.5 2
Miles

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