

Town of Rutland  
1869

2

Rutland City was granted a charter by the Vermont Legislature as an entity separate from Rutland Town in 1892.

This map shows the outline of the corporate boundaries of Rutland City overlaid over the 1869 map of the Town of Rutland as published in the 1869 Beers Atlas of Rutland County.

Base Map reprinted with the permission of the Vermont Division for Historic Preservation

## Master Plan City of Rutland Vermont

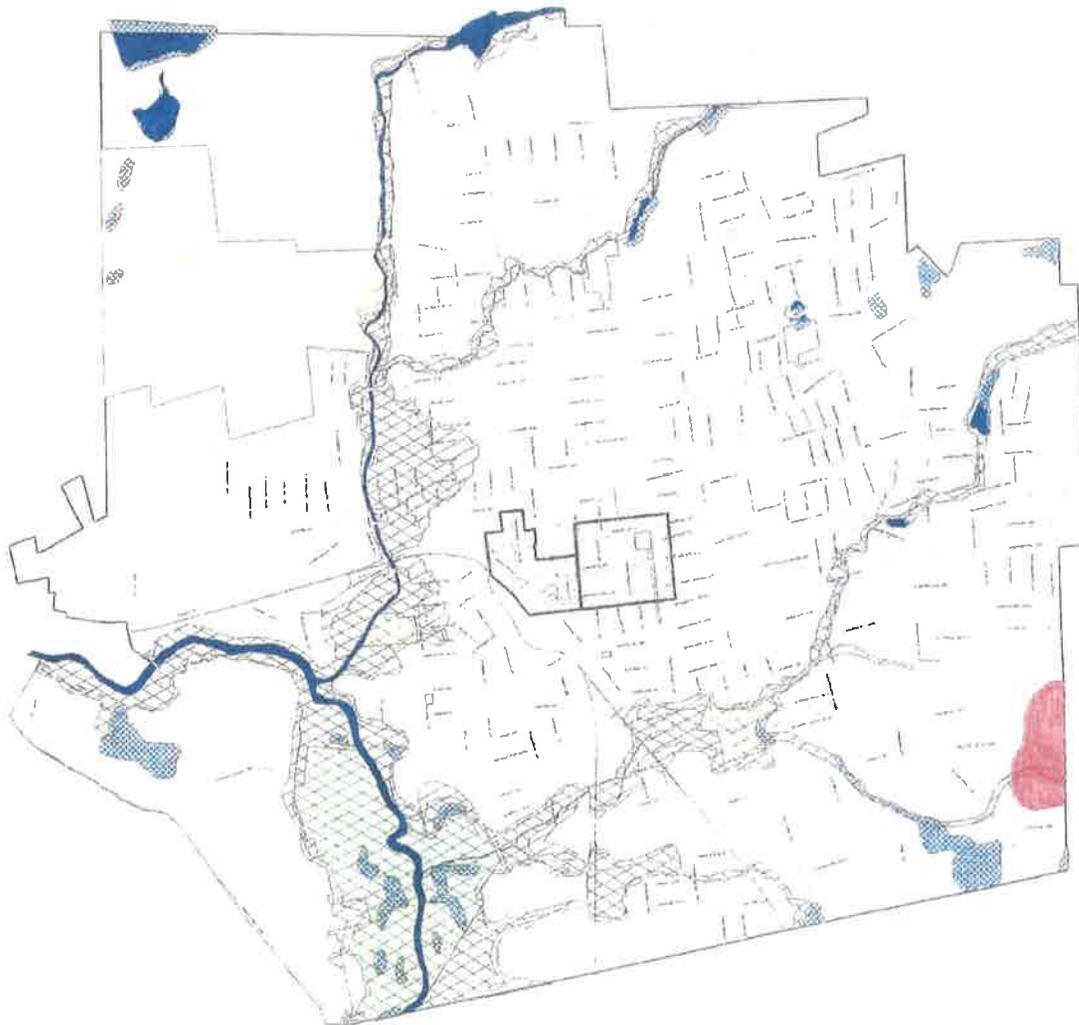
Prepared By:  
Rutland City Planning Commission  
Rutland Redevelopment Authority

Natural and Cultural Features

3

Legend

-  Downtown Historic District
-  Courthouse Historic District
-  Wetlands
- Flood Zones**
-  100 Year
-  500 Year
-  Parks
-  Farmland
-  Deer Yard



**Master Plan**  
City of Rutland Vermont



Prepared By:  
Rutland City Planning Commission  
Rutland Redevelopment Authority

0 1 0 01 02 03 04 05 Miles

Map by G.V.C. ©  
Rutland City, 1982

## Current Zoning

4

### Current Zoning Districts

Adopted October 18, 2004

- CH - Couthouse
- DB - Downtown Business
- GB-1 - Gateway Business 1
- GB-2 - Gateway Business 2
- GB-47 - Gateway Business 4 & 7
- GB-GH - Gateway Business Gouger Hill
- GB-NMS - Gateway Business North Main
- GB-SMS - Gateway Business South Main
- GB-WA - Gateway Business Woodstock
- GB-SWS - Gateway Business State and West
- I - Industrial
- MR-1 - Mixed Residential 1
- MR-2 - Mixed Residential 2
- MSP - Main Street Park
- NB - Neighborhood Business
- P - Park
- POP - Planned Office Park
- SFR - Single Family Residential

### Master Plan City of Rutland Vermont

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0.1 0 0.1 0.2 0.3 0.4 0.5 Miles



Existing Land Use

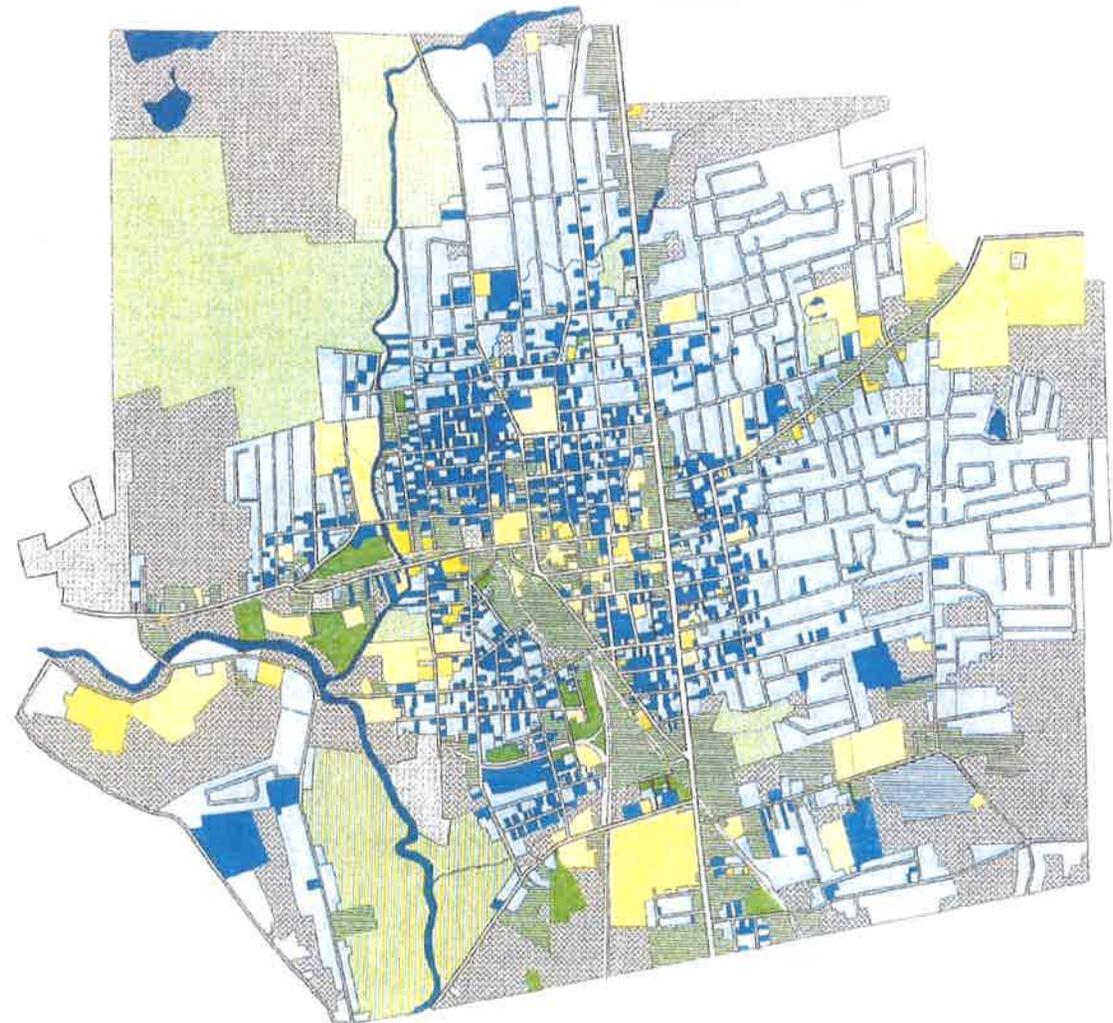
5

Legend

-  Single Family Residential
-  Multifamily Residential
-  Commercial
-  Industrial
-  Civic
-  Public Land Open
-  Private Land Open
-  Vacant
-  Health Care/ Comm. Serv
-  Religious
-  Educational
-  Hospital
-  Country Club
-  Cemetery
-  Agricultural
-  Park

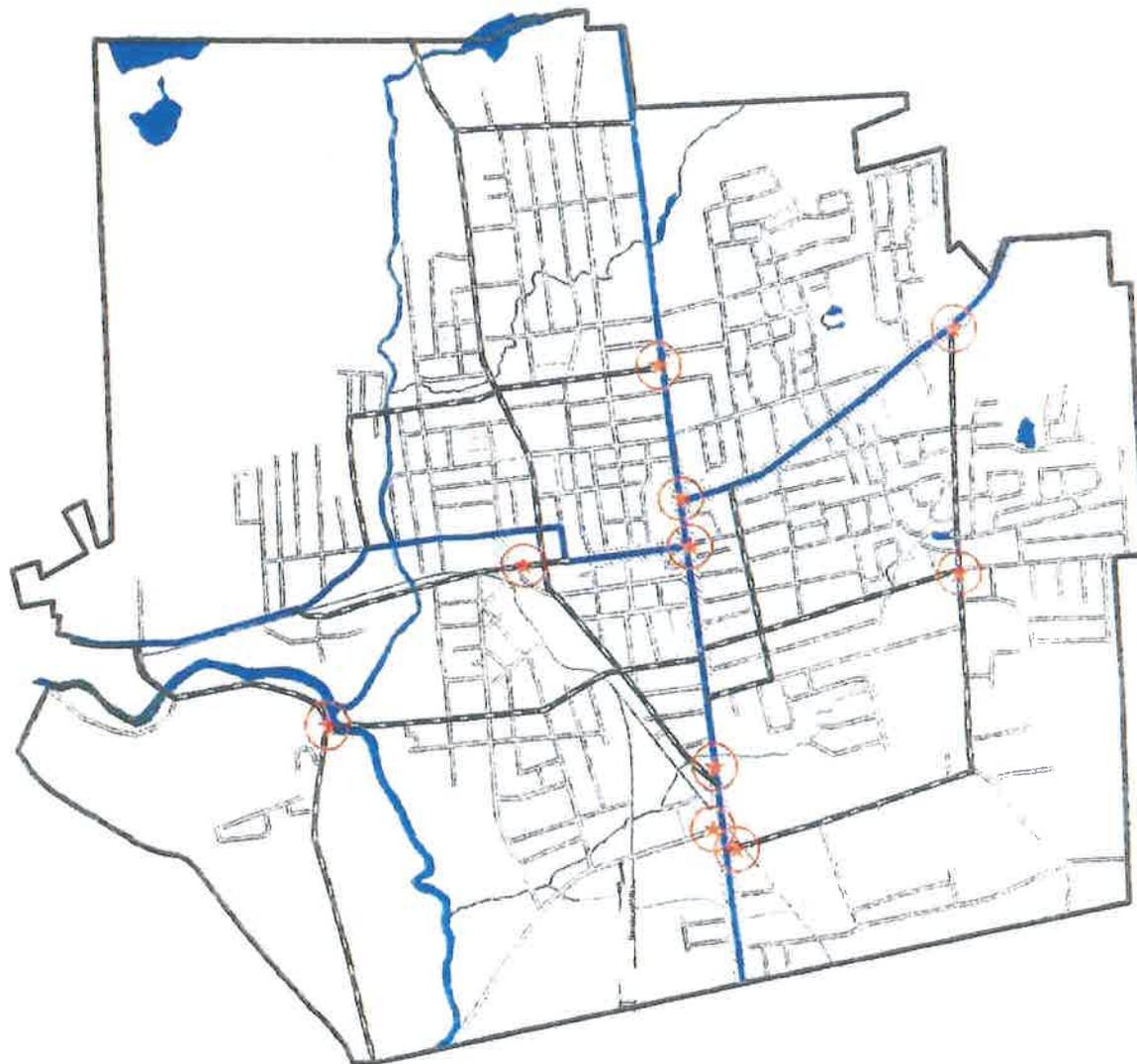
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City of Rutland Vermont

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**Existing  
Transportation Plan**

**6**



**Legend**

 Arterials

 Collectors

 Intersection Problems

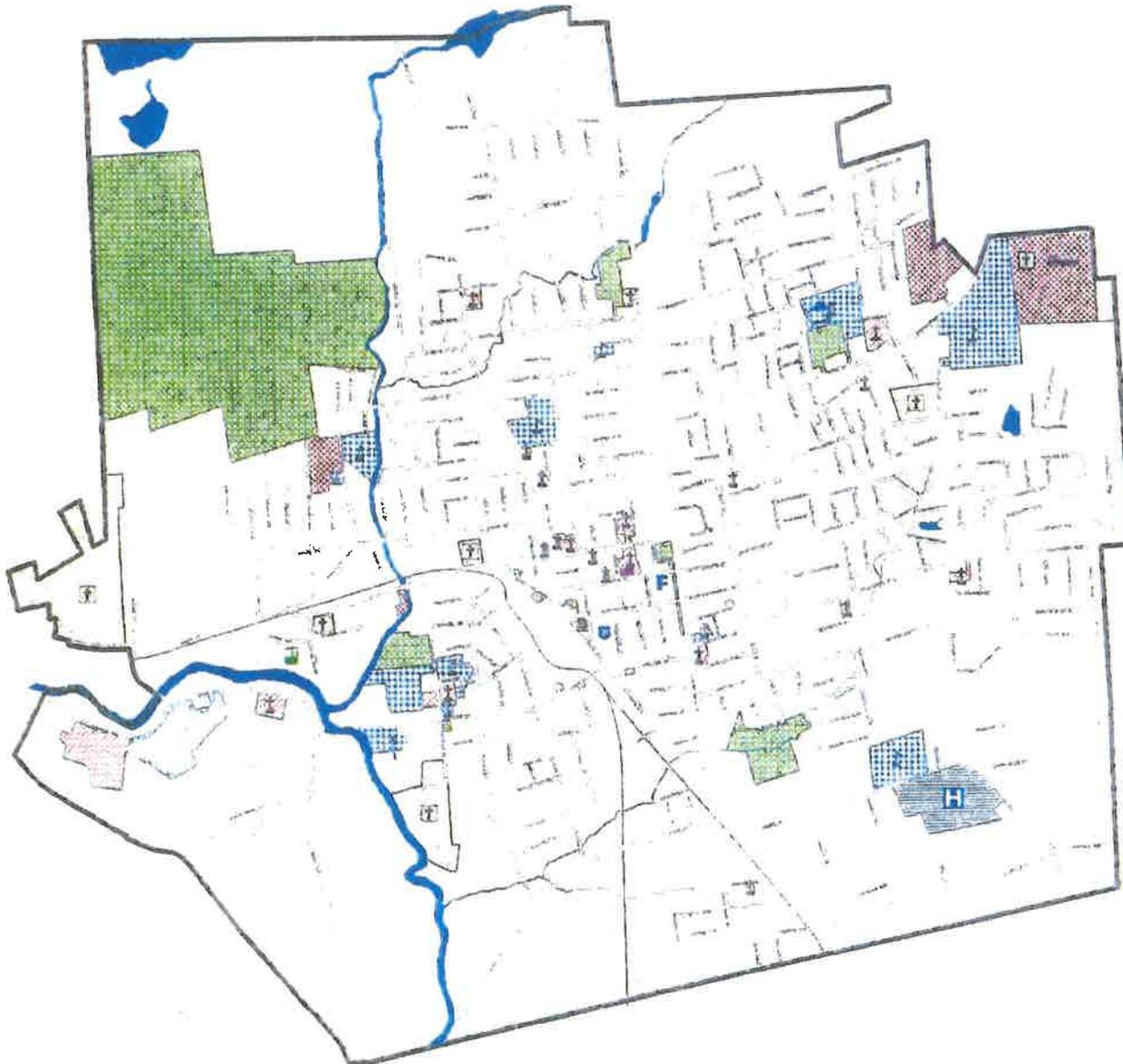
 Conflict Areas

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City of Rutland Vermont

0 1 0 01 02 03 04 05 Miles

Community Facilities

7



Legend

-  Church or Synagogue
-  School
-  Cemetery
-  Police Station
-  Wastewater Plant
-  Transfer Station
-  Fire Department
-  Hospital
-  City Hall
-  Hospital
-  Recreational Facility
-  Cemetery
-  Religious
-  Public Lands
-  School
-  Library

**Master Plan**  
City of Rutland Vermont

0.1 0 0.1 0.2 0.3 0.4 0.5 Miles

Historic Districts

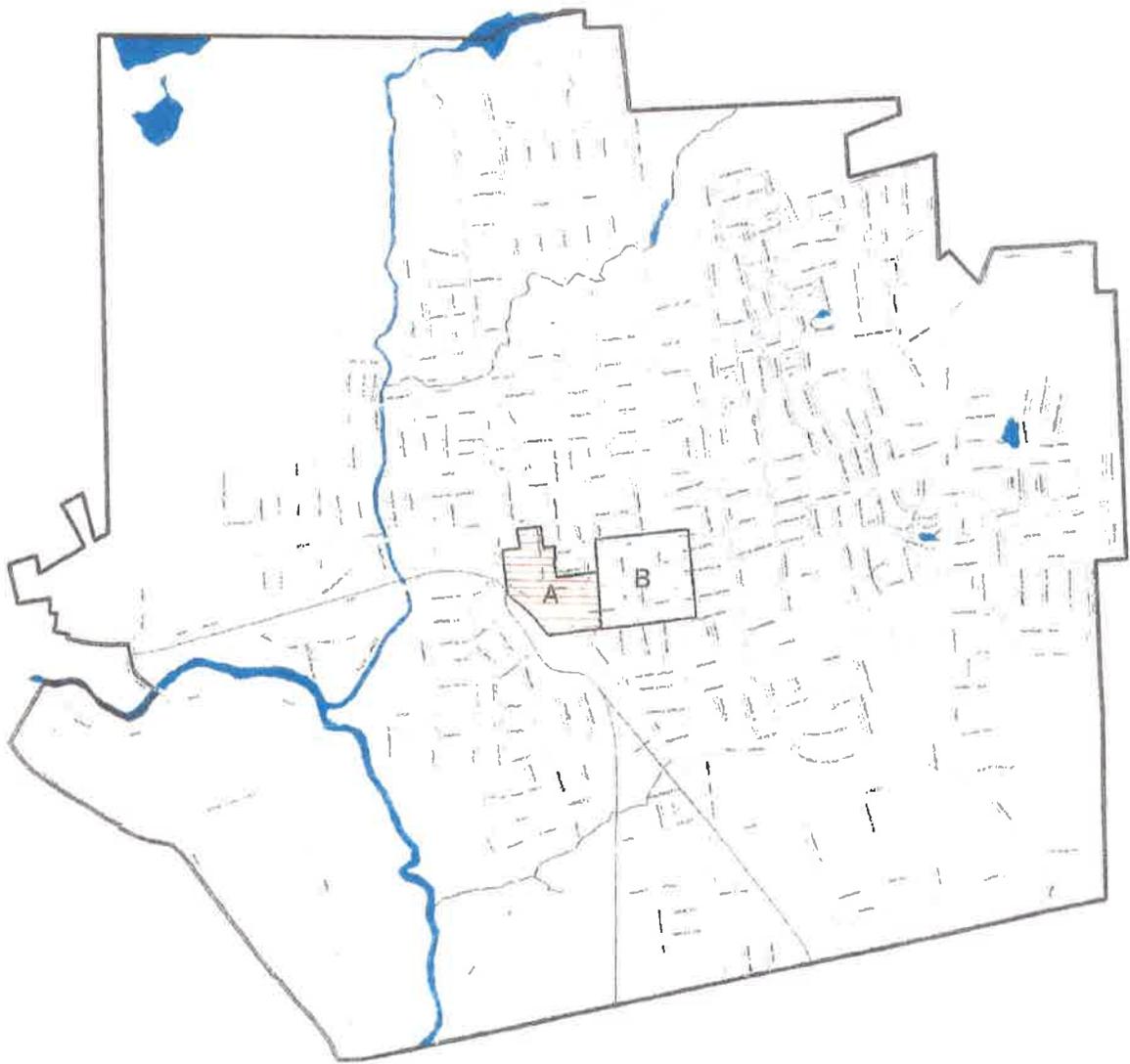
8

Legend

Historic Districts as listed in  
National Register of Historic Places

**A** Downtown Rutland  
Historic District

**B** Rutland Courthouse  
Historic District



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City of Rutland Vermont

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Legend

-  Gateway to the City
-  Downtown Identity Points of Arrival
-  Architectural Preservation
-  Rtes 4 & 7 Corridors
-  Areas of Potential Change
-  Pine Hill Park
-  Potential Park Expansion

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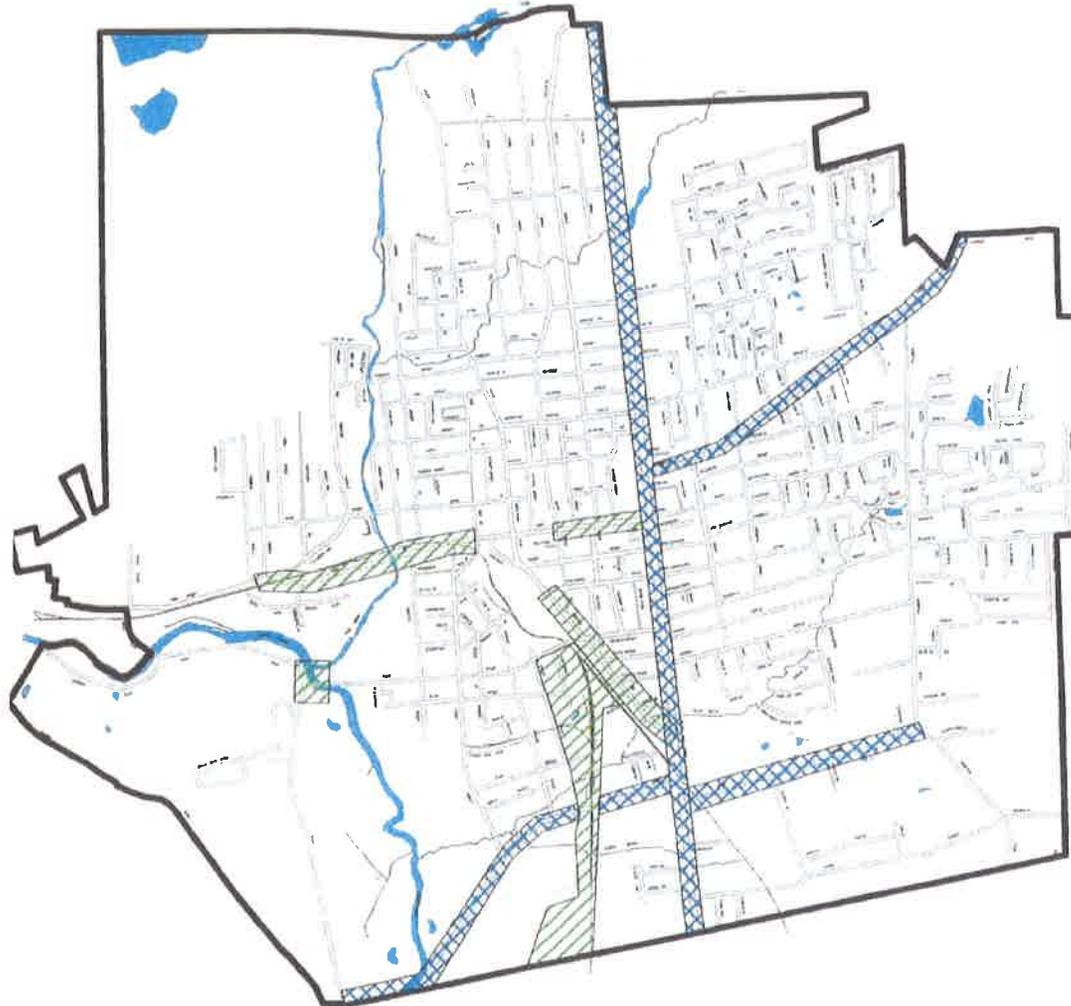


**Proposed  
Transportation Plan**

**10**

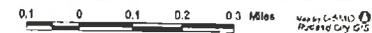
**Legend**

-  Short-term Improvements
-  Mid-term Improvements



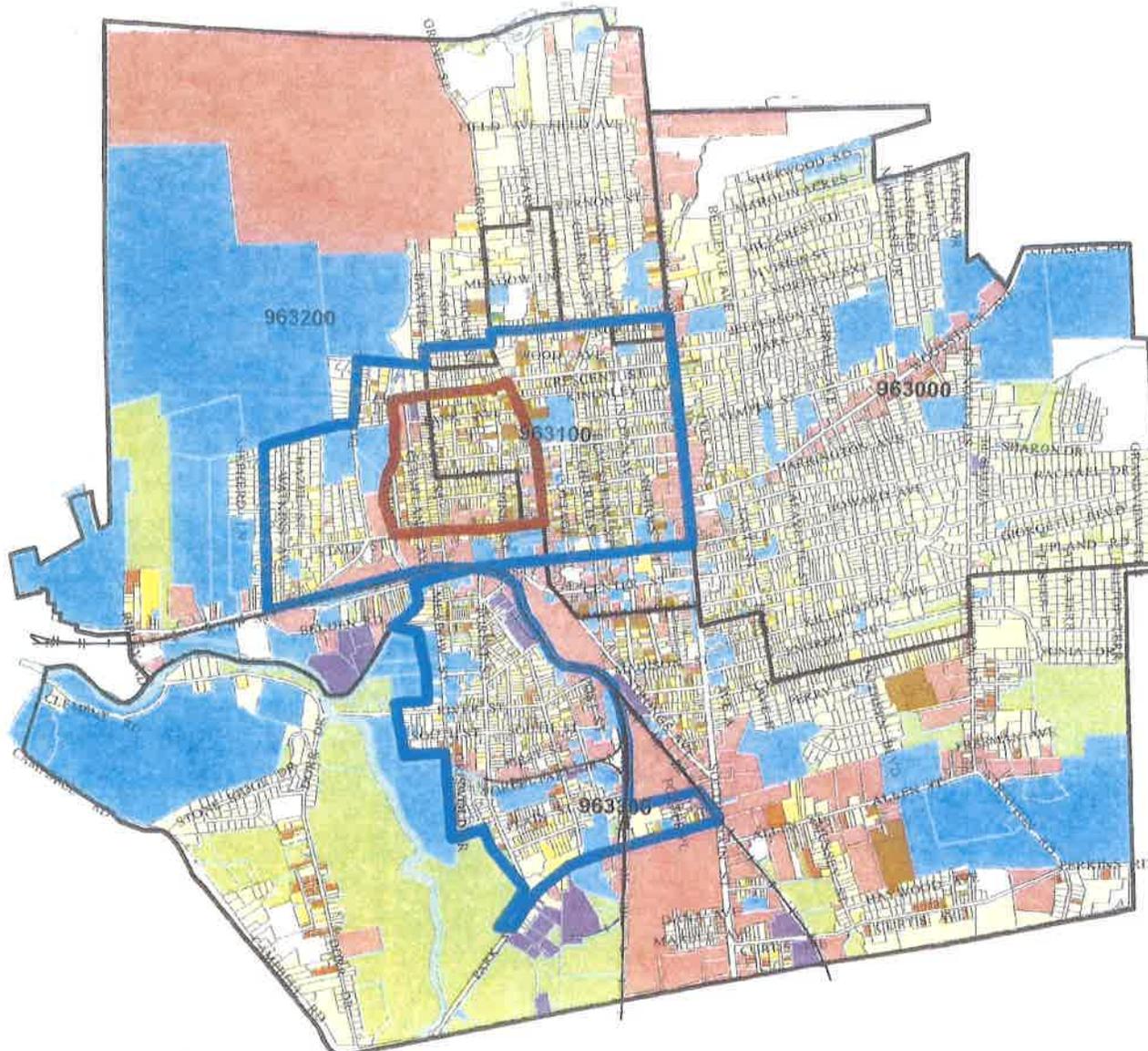
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**Recommended Revitalization Focus Area**

**11**



**Legend**

**Revitalization Areas**

- Transitional Areas
- Revitalization Area
- Rutland Census Tracts

**City Parcels**

- No Data/Unsure

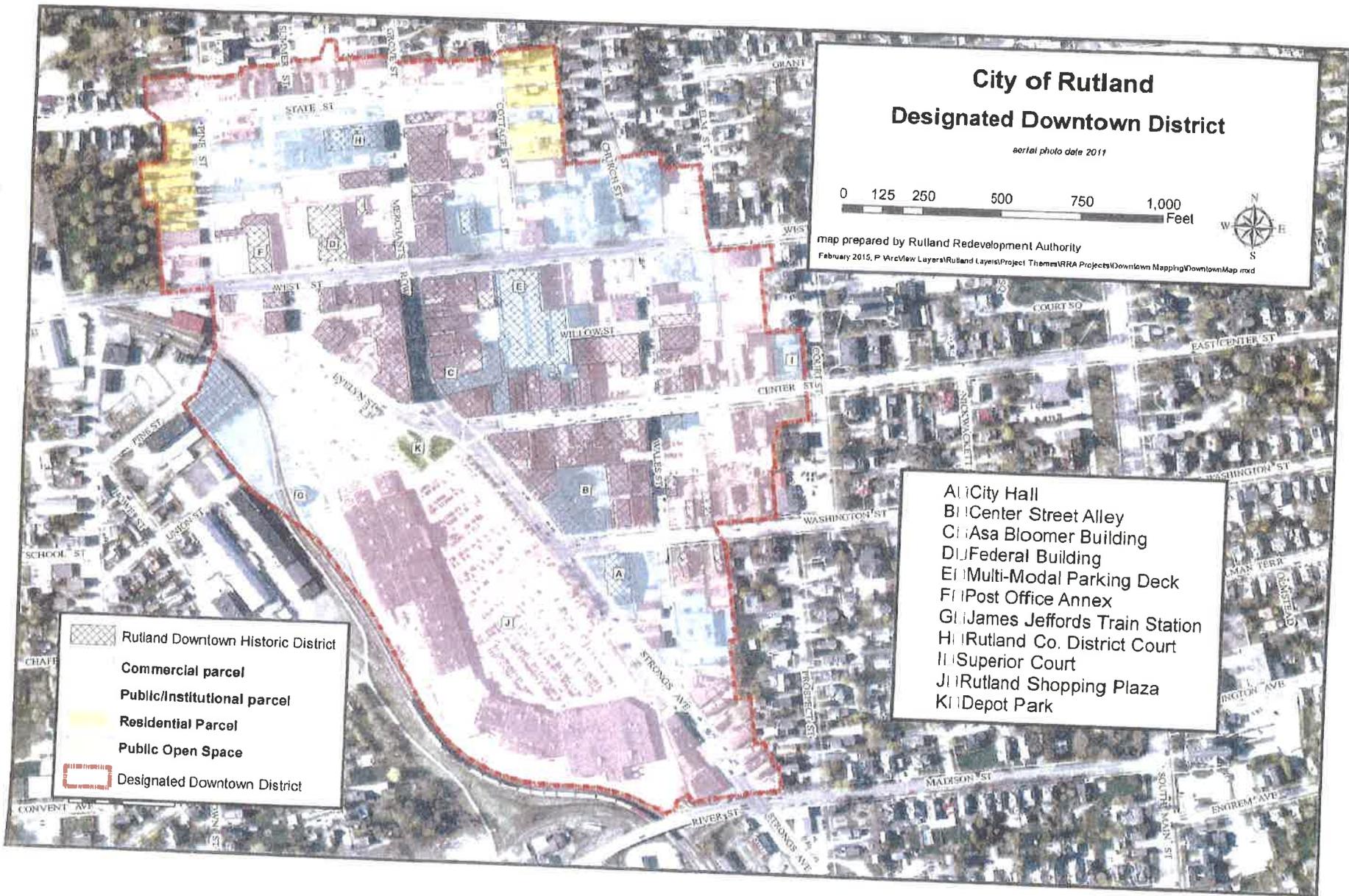
**Land Use Map**

- 1-Family
- 2-Family
- 3-Family
- 4-Family
- Agricultural
- Apartments (5+ Units)
- Commercial
- Exempt
- Industrial
- MISC Land
- Mobile Home
- Residential
- Utilities

**Master Plan**

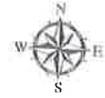
City of Rutland Vermont





# City of Rutland Designated Downtown District

aerial photo date 2011



map prepared by Rutland Redevelopment Authority  
February 2015, P:\ArcView Layers\Rutland Layers\Project Themes\VRA Projects\Downtown Mapping\DowntownMap.mxd

-  Rutland Downtown Historic District
-  Commercial parcel
-  Public/Institutional parcel
-  Residential Parcel
-  Public Open Space
-  Designated Downtown District

- A City Hall
- B Center Street Alley
- C Asa Bloomer Building
- D Federal Building
- E Multi-Modal Parking Deck
- F Post Office Annex
- G James Jeffords Train Station
- H Rutland Co. District Court
- I Superior Court
- J Rutland Shopping Plaza
- K Depot Park