

Sterling Land Use Statistics

- Total Size: 20,347 acres (19,539 acres of land & 808 acres of water)
- Approximately 38% of the land (7,369 acres) is permanently protected.
- Approximately 13% of the land (2,520 acres) has limited protection.
- 93% of the land is zoned for residential development.
- 7% of the land is zoned for C/I development (this includes the Town Center district and Performance Zone).
- Only 161.4 acres left for C/I development (C = 19.3 acres, I = 142.1 acres).

Sterling's "Performance Zone"

- 22 parcels of land
- Fronts on Route 140 (Redemption Rock Trail), Legg Road & Dana Hill Road
- Town water available, but not Town sewer
- 83 acres in size with approximately 25 acres available for new development

Economic Development & Trends in Taxation

- On average, towns with significant C/I tax base (at least 10% of total tax base) have lower single-family home tax bills.
- On average, towns with significant C/I tax base see a slower rise in single-family home tax bills.
- Bedroom communities (towns where C/I make up less than 10% of total tax base) typically have higher single-family home tax bills.
- Bedroom communities typically see their single-family home tax bills rise faster than those communities with significant C/I tax bases.