

## **Town of St. Albans Vermont Planning Commission Report Amendments to the St. Albans Town Unified Development Bylaws**

The following is a summary of proposed amendments to the St. Albans Town Unified Development Bylaws last adopted by the St. Albans Town Selectboard on September 7<sup>th</sup>, 2022. Changes to district dimensional regulations, updating the list of permitted and conditional uses, and various other regulations. A majority of the proposed Bylaw updates are in response to the newly passed Act 47 by the State of Vermont Housing Bill.

Major changes to the document are as follows:

### **Article 1: Establishment of Zoning and Subdivision Bylaws**

1. Changing date of previous bylaw update to September 7<sup>th</sup>, 2022.
2. Changing date of current Town Plan to June 15<sup>th</sup>, 2020.

### **Article 3.3: Lot Requirements**

1. In any district that is served by municipal sewer and water infrastructure that allows residential development, multi-unit dwellings with four or fewer units shall be a permitted use.

### **Article 4: Zoning Districts, Overlays, and Standards for Each District:**

1. Add diagram showing how to measure property lines and Lake Shore setbacks.
2. Add Planned Unit Development (Residential Uses) as a Permitted Use to the Lakeshore, Conservation, Rural, Residential, Mixed Residential/Commercial, & St. Albans Bay Overlay Districts.
3. Add Dwelling, Three- or Four-Units as a Conditional Use to the Lakeshore, Rural, Residential, Mixed Residential/Commercial & St. Albans Bay Overlay Districts.
4. Add Planned Unit Development (Mixed Uses) as a Conditional Uses to the Lakeshore, Conservation, Rural, Residential, Mixed Residential/Commercial, Commercial, Industrial, & St. Albans Bay Overlay Districts.
5. Add Pub, Tavern, or Bar as a Conditional Use to the Lakeshore, Mixed Residential/Commercial, Commercial, & St. Albans Bay Overlay Districts.
6. Change the Structure Height regulations for the Lakeshore, Conservation, Rural, St. Albans Bay Overlay & Correctional Facility Overlay Districts to 3 Stories, Max Height 36 ft.
7. Update Dwelling, Two-Unit to a Permitted Use in the Conservation Permitted Uses.
8. Add Cannabis Cultivation as a Conditional Use in the Conservation, & Rural Districts.
9. Add Campground as a Conditional Use to the Rural Districts.
10. Add Outdoor Storage Facility as a Conditional Use to the Rural, Mixed Residential/Commercial, Commercial, Industrial & St. Albans Bay Overlay Districts.
11. Change Minimum Lot size for residential Dwelling with off-site community, or public water and sewer to 8,700 sq. ft. in the Rural District.
12. Change Lot Coverage for the Rural District to 85%.
13. Change Residential Dimensional Requirements:
  - a. Minimum Lot Size: 8,700 sq. ft.
  - b. Front Setback: 20 ft.

- c. Side & Rear Setback 15 ft.
  - d. Frontage: 100 ft.
  - e. Height: 3 Stories, Max Height 40 ft.
  - f. Lot Coverage: 85%
14. Add Emergency Shelter as a Permitted Use to the Mixed Residential/Commercial, Commercial, & St. Albans Bay Overlay Districts.
15. Add Car Wash as a Conditional Use in the Mixed Residential/Commercial, Commercial, & St. Albans Bay Overlay Districts.
16. Change Mixed Residential/Commercial Dimensional Requirements:
- a. Outside the Growth Center
    - i. Minimum Lot Size: 7,500 sq. ft.
    - ii. Front Setback: 20 ft.
    - iii. Side & Rear Setback: 15 ft.
    - iv. Frontage: 100 ft.
    - v. Maximum Lot Coverage: 75%
    - vi. Height: 3 Stories, Max Height 45 ft.
  - b. Growth Center
    - i. Minimum Lot Size: 7,500 sq. ft.
    - ii. Front Setback: Build to Zone 10 ft. – 40 ft.
    - iii. Side & Rear Setback: 10 ft.
    - iv. Frontage: 60 ft.
    - v. Maximum Lot Coverage: 85%
    - vi. Height: 4 Stories, Max Height 60 ft.
17. Change Commercial Dimensional Requirements:
- a. Outside the Growth Center
    - i. Minimum Lot Size: 5,000 sq. ft.
    - ii. Front Setback: 25 ft.
    - iii. Side & Rear Setback: 20 ft.
    - iv. Frontage: 100 ft.
    - v. Maximum Lot Coverage: 75%
    - vi. Height: 4 Stories, Max Height 60 ft.
  - b. Growth Center
    - i. Minimum Lot Size: 3,000 sq. ft.
    - ii. Front Setback: Build To Zone 20 ft. – 50 ft.
    - iii. Side & Rear Setback: 10 ft.
    - iv. Frontage: 60 ft.
    - v. Maximum Lot Coverage: 85%
    - vi. Height: 4 Stories, Max Height 60 ft.
18. Change Structure Height regulations for the Industrial District to 4 Stories, Max Height 60 ft.

**Article 5: Zoning Permits:**

- 1. Add “Pools which require a permit must meet all accessory structure setback regulations” to section 5.4 (Accessory Structures)

2. Add “The Zoning Administrator may issue a Certificate of Compliance for new construction if all proposed units have running water, flushing toilets, and are constructed per the approved plans.” to Section 5.5 Certificate of Compliance.

### **Article 7.3: Access Management**

1. Change approval to an exemption to the Roads Standards Ordinance from the Selectboard to the Development Review Board.

### **Article 8: Development Review Board**

2. Remove “with no more than four (4) dwelling units” from Section 8.2.1.1.
3. Remove “with no more than eight (8) dwelling units” from Section 8.2.1.2
4. Number Development Review Board Standards as 8.3.2 and renumber Expiration of Approval to 8.3.3.
5. Add “Letters addressing the impacts and/or proposed conditions of approval by the St. Albans Town Fire Department and the police agency providing services to the Town to Section 8.3.2.9.
6. Change minimum lot size for a Planned Unit Development project to “Lot size must match the district requirements where the project is located”.
7. Add “Approval of a PUD that involves the development of one (1) or more Conditional Uses shall require conditional use review in accordance with Section 8.3” to Section 8.5.6.

### **Article 10: Specific Use Standards**

1. Add Accessory Structure as an approvable location of a Home Occupation in Section 10.3.
2. Add “No parking area may contain more than 150% of the minimum parking space requirements.
3. Change Minimum Space per 1,000 GFA for Multi-Use Buildings to 2.
4. Add “Each lot within the Town may only have one (1) freestanding or monument sign” to Section 10.13.5.

### **Article 11: Definitions**

1. **Accessory Dwelling Unit:** A distinct unit that is clearly subordinate to a single-family dwelling and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation, provided there is compliance with all of the following:
  - a. The property has sufficient wastewater capacity;
  - b. The unit does not exceed 30% of the total habitable floor area of the single-family dwelling or 900 square feet whichever is greater;
  - c. Compliance with standards set forth in Section 10.1.
2. **Car Wash:** Permanent, self-service and/or attended motor vehicle washing establishments, including fully mechanized facilities. May include detailing services and the limited sale of retail merchandise customarily used by the motorists.
3. **Dwelling, Multi-Unit Small:** A residential structure with five (5) to eleven (11) dwelling units.
4. **Dwelling, Three or Four Units:** a structure containing three or four dwelling units

5. **Emergency Shelter:** any facility, the primary purpose of which is to provide a temporary shelter for the homeless in general or for specific populations of the homeless and that does not require occupants to sign leases or occupancy agreements.
6. **Outdoor Storage Facility:** a secured commercial facility, which may be entirely outdoors, used for the storage of vehicles, such as cars, motorcycles, RVs, boats. Etc.
7. **Pub, Tavern, Bar:** An establishment used primarily for the sale or dispensing of alcoholic beverages for on-site consumption, where the sale of prepared food is secondary to the consumption of such beverages.