

Planning Commission
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Rebecca Perron, ZA & PC Staff

PUBLIC HEARING ST. ALBANS TOWN UNIFIED DEVELOPMENT BYLAWS AMENDMENTS TUESDAY, SEPTEMBER 27, 2016

Notice is hereby given to the residents of the Town of St. Albans, Vermont that the Town Planning Commission will hold a public hearing on Tuesday, September 27, 2016 at 6:30 p.m. at the St. Albans Bay Town Hall Meeting Room to consider for adoption the following proposed amendments to the Unified Development Bylaws pursuant to Title 24 VSA Chapter 117.

The bylaws affect the entire Town of St. Albans. The purpose of the Unified Development Bylaws are to provide for orderly community growth, to further the purposes established in 4302 of the Act and to implement the Town Plan.

The Planning Commission has completed revisions and corrections of the bylaws to include changes to the Index, Sections 200, 301, 400, 404, 405, 406, 500, 501, 802, 803, 902, 908, 911, Definitions, the Specific Use Chart, and added Section 606.

A full draft of the text is on file in the St. Albans Town Clerk's Office, as well as on the Town's website: www.stalbanstown.com

Rebecca Perron, ZA
PC Staff
09/09/16

St. Albans Town Unified Development Bylaw Amendments
09/09/16 Report of Changes

INDEX

Renumber sections 409, 410, 411 to 408, 409, 410 and added Section 606

ARTICLE II

SECTION 200

Amend number 1 to read: Subdivision of any tract of land into two or more lots, including leased lots (but excluding footprint lots associated with condominium or townhouse ownership) for the purposes of development or transfer of ownership, within any continuous period of two years after the effective date of these Unified Development Bylaws.

ARTICLE III

SECTION 301

Amend number 7 to read: Storm water drainage within a proposed development shall accommodate the 2 and 10 year storm events and/or requirements listed in the most recent Town of St. Albans Stormwater Management Ordinance which may be amended from time to time. The most restrictive shall apply.

Remove the sections beginning “Those areas designated within an MS4.....”

ARTICLE IV

Section 400

Add frontage requirements to Lakeshore District (100') – add Lake or Road

Remove Social Services from the Lakeshore District.

Section 404

Add Social Services to the Mixed Residential/Commercial District within a Designated Growth Center only.

Section 405

Add Social Services to the Commercial District.

Section 406

Add Sexually Oriented Business to Conditional Uses in the Industrial District

ARTICLE V

Section 500

Add as #5 – Retrofit fire escape balconies of up to 48” on floors higher than two for fire/safety egress if constructed completely within the lot boundaries as per State Fire Codes for structures containing two or more dwellings

Section 501

Shall now read: It shall be the responsibility of the owner(s) of record to obtain a zoning permit prior to the commencement of land development.

ARTICLE VII

Add a new section to read:

Section 606 – ADMINISTRATIVE MINOR AMENDMENT

The Zoning Administrator may review and approve minor amendments to previously approved development or permits that would otherwise require review by the Development Review Board in accordance with the provisions of 24 VSA §4464(c) where no material changes or impacts are expected, and where bylaw conformance is found.

Any decision by the Zoning Administrator under this subsection may be appealed as provided in Section 806. The authority to approve an application administratively does not mean that the Zoning Administrator is required to do so. The Zoning Administrator shall reserve the right to refer any application to the Development Review Board where it is deemed that Board level review or interpretation is appropriate if necessary. In such cases, the applicant shall be responsible for any additional fees or submittals needed for Board review.

ARTICLE VIII

Section 802

Add a new section after Review Standards entitled Expiration of Approval with the language: If a site has not been developed as per a DRB approved site plan within 8 years, the conditional use shall expire in conjunction with the site plan expiration (including extensions of the site plan approval). (See also Section 803 – Site Plan Review Expiration of Approval.)

Section 803

Under Section 2 f add after improvements: broken down by type of improvement (ie, landscaping, utilities, roads, etc.).

Add #6 to read: A description of any deed covenants, homeowner’s association articles and bylaws, and maintenance or management plans.

Section 902

Change reference to Section 912 to read 911

Section 908

Reserve Parking

Number 1 is amended to read: The DRB may define the number of spaces required under this chapter to be placed in reserve.

Number 4 now becomes number 2 in the list.

Number 2 now becomes number 3 in the list.

Number 3 now becomes number 4 in the list.

Section 911

Exemptions: #7 is amended to read: Temporary window signage for thirty (30) days.

Remove Section entitled: Number of Signs Permitted

Under Section entitled Sign Placement: Remove sentences three and four.

Under Section entitled Standards for Specific Sign Types:

Monument Signs is amended to read: A free standing sign wholly or partially attached to the ground. The sign structure height is the maximum sign height. The sign area is calculated from the area height and width.

Under Section entitled Maximum Sign Area:

All reference numbers referring to notes have been removed.

Change SAB to LS

Wall, Awning, Window, Projecting, Bracket and Sandwich Board signs allowances are amended as follows:

R, R/C, IND, LS are allowed 2% or 50 square feet; whichever is greater
COM is allowed 5% or 50 square feet; whichever is greater

Monument Sign is amended as follows:

R, RES, LS are allowed 50 square feet
R/C is allowed 80 square feet
COM, IND are allowed 100 square feet

All areas of the chart referring to Total Maximum Sign Area have been removed.

Under Section entitled NOTES, All reference numbers have been removed with only one note remaining to say: Sign area allocation applies to the side of a structure where the sign will be located and is calculated by the square footage of the width of the owned or leased area multiplied by the height of the owned or leased area multiplied by the percentage allowed.

Under paragraph beginning with "Non-Residential.....", the free standing sign allowance has been changed from 75 square feet to 100 square feet.

DEFINITIONS

Remove definition of Adult Oriented Business (to be replaced with Sexually Oriented Business)

Remove Current Definition of Bank and replace with: An establishment authorized by a government to accept deposits, pay interest, clear checks, make loans, act as an intermediary in financial transactions, and provide other financial services to its customers.

Add: Camping Vehicle: A travel trailer, tent trailer, motor home, camper trailer, truck camper or any other device or conveyance so constructed as to permit is ready transport on public highways, and designed as temporary living/sleeping quarters. A camping vehicle is in no way including under the Mobile Home definition.

Add: Footprint Lot: A parcel of land which consists solely of the area directly under and/or up to two (2) feet beyond a condominium ownership or townhouse structure.

Add: Sexually Oriented Business: A sexually oriented business is one that has as one of its principal business purposes, its primary purpose and/or has a substantial or significant portion of its business stock in trade or activities relating to specified anatomical areas or specified sexual activities. (ie., adult arcade, adult book, novelty or video stores, adult cabaret, night club, gentlemen's club, go-go club or stip bar, adult motel or adult hotel, adult motion picture theaters or adult theater, escort or escort agencies, massage parlor, nude model studio, sexual encounter center).

Add: Sign: Any display or representation used or placed as an announcement, direction or advertisement. The word "placed" for the purpose of this definition shall include erected, constructed, or otherwise fastened, affixed or made visible in any manner whatever.

Add: Sign Area: When computing the total permissible sign area for any use:

1. Existing signs shall be included.
2. The total area of all signs shall not exceed the requirements as set forth in these Bylaws
3. Signs consisting of free standing letters, numerals, or other components shall include any intervening space between them.
4. Only the larger face area of a double-faced or y-type sign shall be used.
5. Back to back signs may be counted as one sign.

Amend Supermarket to read: A retail store selling a complete assortment of food, food preparation and wrapping materials and household cleaning items which may also contain goods and services such as ATM's, automobile supplies, bakeries, books and magazines, dry cleaning, floral arrangements, greeting cards, limited-service banks, photo centers, pharmacies and video rental areas.

Specific Use Chart

Add headings to each page of the chart

Remove Adult Oriented Business

Add Sexually Oriented Business as a use and add "C" to Industrial District

Removed from Social Services "C" in Lakeshore District

Added Social Services "C w/in GC" in Mixed Residential/Commercial

Added Social Services "C" in the Commercial District

ARTICLE IV: ZONING DISTRICTS, OVERLAYS, AND STANDARDS FOR EACH DISTRICT

- DIMENSIONAL STANDARDS FOR STRUCTURES AND LOTS
- 400- LAKESHORE DISTRICT
- 401- CONSERVATION DISTRICT
- 402- RURAL DISTRICT
- 403 – RESIDENTIAL DISTRICT
- 404 – MIXED RESIDENTIAL/COMMERCIAL DISTRICT
- 405 – COMMERCIAL DISTRICT
- 406 – INDUSTRIAL DISTRICT.....
- 407 – FLOOD HAZARD OVERLAY
- 409 – ST. ALBANS BAY OVERLAY
- 410- GROWTH CENTER OVERLAY (NORTH & SOUTH).....
- 411 – CORRECTIONS FACILITY OVERLAY

ARTICLE V: ZONING PERMITS.....

- 500 – DEVELOPMENT NOT REQUIRING A ZONING PERMIT outside of the Flood Hazard Overlay
- 501 – DEVELOPMENT REQUIRING A ZONING PERMIT
- 502 – CERTIFICATE OF COMPLIANCE
- 503 – CERTIFICATE OF COMPLIANCE UPDATE
- 504 – DWELLING CONVERSION PERMIT

ARTICLE VI: ZONING ADMINISTRATION AND ENFORCEMENT.....

- 600 - ZONING ADMINISTRATOR (ZA)
- 601 – ACTING ZONING ADMINISTRATOR (ZA)
- 602- ZONING PERMIT NOTICE AND PROCEDURE
- 603 - RECORDING REQUIREMENTS.....
- 604 – VIOLATIONS AND ENFORCEMENT
- 605 – ZA CONFLICT OF INTEREST
- 606 – ADMINISTRATIVE MINOR AMENDMENT

ARTICLE II: SUBDIVISION REGULATIONS

200 – APPLICABILITY

Any land development that would involve any of the following shall be subject to the subdivision regulations herein.

1. Subdivision of any tract of land into two or more lots, including leased lots (**but excluding footprint lots associated with condominium or townhouse ownership**) for the purpose of development or transfer of ownership, within any continuous period of two years after the effective date of these Unified Development Bylaws.
2. Construction, extension or relocation of a road or right-of-way to serve more than two single dwelling units/lots (including leased lots).

201 – ADMINISTRATION AND ENFORCEMENT

The Development Review Board, as authorized and empowered by the Act, shall administer these subdivision regulations. Specifically *excluded* from Development Review Board approval are two lot subdivisions and boundary line adjustments meeting the requirements of Sections 203 and 204 of these regulations.

Any decisions of the Development Review Board may be appealed to the Vermont Superior Court, Environmental Division as provided in §§ 4471 and 4472 of the Act.

202 – FEES

The application for subdivision approval shall be accompanied by a fee established by the St. Albans Town Selectboard.

7. Storm water drainage within a proposed development shall accommodate the 2 and 10 year storm events and/or requirements listed in the most recent Town of St. Albans Stormwater Management Ordinance which may be amended from time to time. The most restrictive shall apply.
8. Where appropriate, all storm water controls, infrastructure and drainage shall require an easement granting access for the maintenance, repair, replacement or inspection of all such drainage infrastructure and improvements to all persons or parties intended to own or control the drainage infrastructure and improvements, including but not limited to the Town or Homeowners' Association.
9. Soil stability shall be maintained by the use of proper erosion and sediment controls during and after construction.

302 - LOT REQUIREMENTS

No lot shall be created that does not meet the minimum dimensional and frontage requirements of the district in which it is located unless it is in an approved Planned Unit Development or has been reviewed by the DRB under Right of Way or Easement Review for Land Development Without Frontage or with frontage via public waters.

Only one principal use or structure shall be located on a single lot, unless otherwise approved by the DRB as a part of a Planned Unit Development.

303 - PERFORMANCE STANDARDS

The following standards of performance must be met and maintained by all uses in all districts that would require site plan approval. No use of land or structures shall:

1. Emit odors, noise, dust, dirt, noxious smoke or gases or other disturbances which are offensive and uncharacteristic of the area, or which cause damage to any home, business, vegetation or other property, or which endangers the health, safety or welfare of the neighborhood.
2. Present an unreasonable risk of fire, explosion, or hazard to any adjoining property or vehicular traffic.
3. Cause sewage, toxic materials, heated water, sediments or other harmful wastes to be discharged into any watercourse, which results in a degradation of the water quality. All local, state and federal health standards shall be met.

400– LAKESHORE DISTRICT

The purpose of the Lakeshore District is to protect the shoreline of Lake Champlain from erosion, clearing, and hazardous development and to maintain its character of seasonal and year-round homes, open space, access to the Lake and commercial uses that support lakeshore recreational activities.

Permitted Uses

Accessory Dwelling Unit	Dwelling, Seasonal
Agricultural Structures	Dwelling, Single-Unit
Dwelling, Farm Labor	Seawall (exempt from setbacks)

Conditional Uses

Accessory Structures	Farming, Onsite Sales
Artist Studio	Lodging Establishment
Campground	Marina
Community Garden	Recreation Center
Convenience Store	Professional Office
Day Care Center/Residential Care or Group Home	Public Facilities
Dwelling, Multi-Unit Small	Rental of Outdoor Recreation Equipment
Dwelling, Two-Unit	Restaurant
	Family Child Care Facility
	Theater

Dimensional Requirements

Minimum lot size	20,000 sq. ft.
Minimum lot size with offsite community, or, public water and sewer	15,000 sq. ft.
Front Setback	25 ft.
Frontage Requirements (Lake or Road)	100 ft
Side & Rear Setbacks	10 ft.
Lakeside Setback	75 ft.
Height	35 ft.

404 – MIXED RESIDENTIAL/COMMERCIAL DISTRICT

The purpose of the Residential/Mixed Commercial District is to provide for residential development and certain commercial uses that enhance residential living by the provision of shopping facilities, personal services and professional services.

Permitted Uses

Accessory Dwelling Unit	Dwelling, Two-Unit
Agricultural or Farming	Efficiency Apartment
Community Garden	Seawall (exempt from setbacks)
Dwelling, Farm Labor	
Dwelling, Single-Unit	

Conditional Uses

Agribusiness	Farming, Onsite Sales
Artist Studio	Funeral Home
Assisted Living	Indoor Storage
Bank	Lodging Establishment
Business Services	Mobil Home Park
Club	Recreation Center
Convenience Store	Place of Worship
Convenience Store with fuel pumps	Planned Unit Development
Day Care Facility	Professional Office
Dwelling, Multi-Unit-Small	Restaurant
Dwelling, Multi-Unit –Large	Retail Business
Educational Facility	Skilled Nursing Facility
Equipment Sales and Services (Small)	Social Services (Growth Center Only)
Essential Public Services	

405 – COMMERCIAL DISTRICT

The purpose of the Commercial District is to provide an area for primarily commercial development with Conditional Use Review of multi-family residential uses (in Growth Center Overlay only) that clusters development. These Zoning Districts are in areas that have access to public services and facilities, including major thoroughfares. The land developments in this Zoning District serve the needs of the Town of St. Albans as a whole by providing services, a tax base and employment opportunities.

Conditional Uses

Agribusiness	Light Industry
Agricultural or Farming	Lodging Establishment
Agricultural Structures	Mobile Home Park
Bank	Modular or Mobile Home Sales
Building Contractor Shop	Motor Vehicle Repair, Service or Sales
Business Services	Place of Worship
Club	Planned Unit Development
Community Garden	Professional Office
Convenience Store	Public Facilities
Convenience Store with fuel pumps	Publisher/Printer
Day Care Center	Recreation Center
Dwelling, Multi-Unit- Small	Research and Testing Facility
Dwelling, Multi-Unit - Large	Restaurant
Equipment Sales and Service	Retail Business
Essential Public Services	Seawall (exempt from setbacks)
Fast Food Restaurant	Service Station
Funeral Home	Skilled Nursing Facility
Indoor Storage	Social Services
Indoor Theater	Storage and Distribution Facility
Kennel, Animal Shelter, Animal Boarding, Veterinary Office	Supermarket
	Transportation Terminal
	Warehousing

406 – INDUSTRIAL DISTRICT

The purpose of the Industrial District is to provide an area for intensive industrial uses.

Conditional Uses

~~Adult Oriented Business~~

Agribusiness

Building Contractor Shop

Essential Public Services

Heavy Industry

Junk Yard

Light Industry

Material Recovery Facility

Planned Unit Development

Research and Testing Facility

Sawmill

Sexually Oriented Business

Storage and Distribution Facility

Supermarket

Transportation Terminal

Dimensional Requirements

Minimum Lot Size	80,000 sq. ft.
Front, Side, and Rear Setbacks	75 ft.
Frontage	200 ft.
Maximum Lot Coverage (building + parking)	70%
Maximum Building Height	65 ft.

408 – ST. ALBANS BAY OVERLAY

The purpose of the St Albans Bay Overlay is to allow for new residential and commercial development that maintains the historic village character of this area. Zoning in this district will support the Bay District as a center of social and economic activities in traditional development patterns.

Permitted Uses

Accessory Dwelling Unit	Dwelling, Two-Unit
Agricultural or Farming	Efficiency Apartment
Community Garden	Seawall (exempt from setbacks)
Dwelling, Single-Unit	

Conditional Uses

Agribusiness	Farming, Onsite Sales
Artist Studio	Funeral Home
Assisted Living	Indoor Recreation
Bank	Indoor Storage
Business Services	Lodging Establishment
Club	Marina
Convenience Store	Place of Worship
Day Care Facility	Planned Unit Development
Dwelling, Farm Labor	Professional Office
Dwelling, Small Multi-Unit	Recreation Center
Educational Facility	Restaurant
Equipment Sales and Services (Small)	Retail Business
Essential Public Services	Skilled Nursing Facility

Dimensional Requirements

Minimum Lot size	30,000 sq. ft.
With off-site community, or, public water and sewer	20,000 sq. ft.
Front Setback	20 ft.
Side & Rear Setbacks	10 ft.
Lakeside Setback	0
Planned Unit Development Perimeter	0
Frontage Single family	100 ft.
Frontage Two family dwelling + other uses	100 ft.
Maximum Lot Coverage (building + parking)	60%
Height	35 ft.

409 – GROWTH CENTER OVERLAY (NORTH & SOUTH)

The purpose of the Growth Center Overlay is to provide incentives to encourage dense, clustered and concentrated residential and commercial development in designated areas where public utilities and access to major thoroughfares is available.

The Growth Center Overlays overlap other districts established in this bylaw. The underlying District's rules and regulations apply unless otherwise noted in the District section of these bylaws.

All development within the Growth Center Overlay shall provide sidewalks as per the most recent St. Albans Town Sidewalk Policy as may be amended from time to time.

Standards for Mixed Residential/Commercial District

The number of curb cuts and their widths may be minimized and may integrate entries with other access points and streets wherever possible. When possible, the DRB may require shared access to adjoining properties and may limit access to the property to the lesser traveled street. Shared access shall be possible when it can be implemented without removal of any existing buildings; shared access is feasible based on subsurface conditions; and shared access will not have an adverse effect on one of the uses of the property in question.

An Applicant that gives up an existing access point on Route 7, 36, 104,105, or 207 may receive a 3% bonus on building and parking coverage.

An Applicant that shares an entry point may receive a 3% bonus on building and parking coverage.

An Applicant that hosts a transit area such as a bus stop or Vermont State Park and Ride may receive a 3% bonus on building and parking coverage.

An Applicant that builds a sidewalk identified in the most recent St. Albans Town Sidewalk Policy as amended from time to time or expands on an existing sidewalk may receive a 3% bonus on building and parking coverage.

Under no circumstances can the accumulation of bonuses result in a property attaining higher than 77% building and parking coverage unless the DRB approves the development is a Planned Unit Development.

410 – CORRECTIONS FACILITY OVERLAY

The purpose of the Corrections Facility Overlay is to allow for the housing and rehabilitation of individuals who are being detained by members of the corrections community (Local, State and/or Federal). Designation of this Overlay was made to include the existing correctional facility and surrounding lands for safety concerns. The Corrections Facility Overlay overlaps other districts established in this Bylaw. Where the provisions of the underlying district differ with the Corrections Facility Overlay provisions, the more restrictive shall apply

Permitted Uses

None

Conditional Uses

Correctional Facilities (minimum, medium and maximum level)
Jails
Juvenile Detention Facilities

Dimensional Requirements

Minimum Lot size: single unit dwelling	160,000 sq. ft.
Maximum Lot Coverage: Building	30%
Maximum Lot Coverage: Building , Parking and Outside Storage	70%
Lot Size to Gross Floor Ratio	2:1
Front Setback	200 ft.
Side & Rear Setbacks	200 ft.
Height	35 ft.
Frontage (Agricultural Uses)	200 ft.

ARTICLE V: ZONING PERMITS

No land development shall commence without a valid Zoning Permit issued by the ZA that specifically authorizes the action except as specifically exempted by these regulations in Section 500 below.

Zoning permits shall remain in effect for twenty-four (24) months at which time the ZA may grant an extension if no development has commenced and no changes in the development's plans, or more restrictive zone requirements, has occurred since originally permitted. The ZA may grant the applicant two (2) zoning permit extensions. Each extension shall be for two (2) years. Any further extension requests shall be reviewed by the Development Review Board.

500 – DEVELOPMENT NOT REQUIRING A ZONING PERMIT (outside of the Flood Hazard Overlay)

1. Maintenance, repair or renovations that do not structurally alter the exterior dimensions of the structure or change of use.
2. Interior maintenance, repair or improvements which do not change the use of property.
3. Detached construction no larger than 50 square feet in area and eight feet in height provided the construction is not within the Flood Hazard Overlay District.
4. Handicapped accessibility improvements located solely on the property for ingress and egress.
5. **Retrofit fire escape balconies of up to 48" on floors higher than two for fire/safety egress if constructed completely within the lot boundaries as per State Fire Codes for structures containing two or more dwellings.**
6. Fences.
7. Landscape features such as pergolas, flag poles or arbors.
8. Pools under 5000 gallon capacity.
9. Required agricultural and silvicultural practices regulated by the Secretary of Agriculture or Commissioner of Forests, Parks, and Recreation.
10. Public utility power generating plants and transmission facilities that are regulated by the Vermont Public Service Board under 30 VSA§2295.
11. Other mandatory exemptions as put in place by the Vermont State Statutes.

501 – DEVELOPMENT REQUIRING A ZONING PERMIT

It shall be the responsibility of the owner(s) of record to obtain a zoning permit prior to the commencement of land development.

Zoning Permits run with the land, valid and binding upon any heir or successor. Any change in the original permit requires prior approval of the ZA and/or the DRB.

502 – CERTIFICATE OF COMPLIANCE

Any land development or change of use of a structure or land requires a Certificate of Compliance. Conditions attached to any issued Zoning or Development Review Board permits will be addressed before a Certificate of Compliance is issued.

503 – CERTIFICATE OF COMPLIANCE UPDATE

If a Certificate of Occupancy or Certificate of Compliance has previously been issued for a property, an update may be issued for any additional land development.

504 – DWELLING CONVERSION PERMIT

A zoning permit is required prior to the conversion of any seasonal dwelling unit (camp) into a year-round dwelling. The following conditions shall be met prior to the issuance of a permit to convert:

1. There shall be proof from the State of Vermont Department of Environmental Conservation that the wastewater system is:
 - a) already considered by the State to be for year round use, or
 - b) that the existing system is adequate for year round use, or
 - c) that a new Wastewater/Potable Water Supply Permit is issued by the State of Vermont Department of Environmental Conservation for a new system capable of year round use, the system has been installed and the Town is provided a copy of the certification of installation provided to the State of Vermont; and
2. All applicable local permits are obtained by the applicant, and
3. All applicable Impact Fees are paid.

605 – ZA CONFLICT OF INTEREST

It shall be a conflict of interest for a ZA to permit development in the case of an application received from an immediate family member or projects where the ZA either has an interest in the project or is the record owner of the lands to be developed. All such applications shall be referred to the Acting ZA appointed to handle this application.

606 – ADMINISTRATIVE MINOR AMENDMENT

The ZA may review and approve minor amendments to previously approved development or permits that would otherwise require review by the Development Review Board in accordance with the provisions of 24 VSA §4464© where no material changes or impacts are expected and where bylaw conformance is found.

Any decision by the ZA under this subsection may be appealed as provided in Section 806. The authority to approve an application administratively does not mean that the ZA is required to do so. The ZA shall reserve the right to refer any application to the Development Review Board where it is deemed that Board level review or interpretation is appropriate or necessary. In such cases, the applicant shall be responsible for any additional fees or submittals needed for Board review.

2. The DRB may also consider the following standards and may impose conditions as appropriate to reduce or mitigate undue adverse effects of a proposed project in relation to the current goals and policies of the current Town Plan.
 - a) The scale or dimensions of the proposed project;
 - b) The distance of the proposed project from adjoining or nearby properties and uses;
 - c) Significant natural, cultural, historic or scenic features identified in the current Town Plan;
 - d) Truck traffic;
 - e) Hours of operation;
 - f) Outdoor storage of materials, goods and equipment;
 - g) Adequate maintenance agreements for easements, rights of way or other common elements of the proposed project; and
 - h) Any other standards necessary to ensure compliance with the current Bylaws, Subdivision Regulations and Ordinances in effect.

Expiration of Approval

If a site has not been developed as per a DRB approved Site Plan within 8 years, the Conditional Use shall expire in conjunction with the Site Plan expiration (including extensions of the site plan approval). (See also Section 803 – Site Plan Review Expiration of Approval)

803 – SITE PLAN REVIEW

Application Requirements

An application for site plan approval shall include:

1. An application and eight (8) copies of the site plan drawn to scale, including associated fees.
2. The site plan shall include:
 - a) Features of the existing site including contours, watercourses and wetlands, vegetation and natural features, structures, access points, easements, exterior lighting, size, design and location of signs, and property and zone boundaries.
 - b) Proposed improvements including structures, locations or structure envelopes, parking areas, access points, sidewalks and other walkways, loading docks, outside storage areas, sewage disposal areas, landscaping, screening, artificial lighting, drainage and site grading. Structure information including elevations and floor plans are required.
 - c) Proposed protections and/or enhancements of watercourses, wetlands and other natural features to be utilized during and after construction.
 - d) Detailed specifications of the planting and landscaping materials to be used.
 - e) Period of time in which all site improvements will be completed.
 - f) Cost estimate of all site improvements **broken down by type of improvement (i.e., landscaping, utilities, roads, etc).**
 - g) Estimate of daily and peak hour traffic generation.

- h) Drawings showing on-site circulation for pedestrians and vehicles.
 - 1) Provisions for sidewalks shall be made in accordance with the most recent St. Albans Town Sidewalk Policy in developments along all proposed 60' wide roads within the lands of the proposed development.
 - 2) For development within the Growth Center Overlay, sidewalks shall be constructed in accordance with the most recent St. Albans Town Sidewalk Policy along all proposed 60' wide roads within the lands of the proposed development.
- 3. 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.
- 4. A letter of intent from the Vermont Agency of Transportation for any project proposing access to a State Highway confirming the Agency has reviewed the proposed site plan and is prepared to issue a permit.
- 5. Compatibility with existing, adjoining uses and structures and the character of the area affected, as defined by the purpose or purposes of the zoning district within which the project is located.
- 6. **A description of any deed covenants, homeowner's association articles and bylaws, and maintenance or management plans.**

Review Standards

In reviewing site plans, the DRB may impose appropriate conditions and safeguards with respect to the adequacy of parking, traffic access, and circulation for pedestrians and vehicles; landscaping and screening; the protection of the utilization of renewable energy resources; exterior lighting; the size, location, and design of signs; and other matters specified in the bylaws.

- 1. Adequacy of vehicular access onto the street network including safe sight distance, traffic flow and control, pedestrian safety, and location.
- 2. Adequacy of vehicular circulation, parking and loading facilities with particular attention to safety.
- 3. Provisions for safe and convenient pedestrian facilities, including connections to the street network, on-site circulation, and sidewalks.
- 4. Adequacy of landscaping, screening, and setbacks with regard to achieving compatibility and protection to adjoining property and existing natural features. Particular consideration may be given to preservation of existing vegetation and important features of the site, including trees and hedge rows, scenic views, and stone walls.

4. Collector roads within the campground shall meet the following minimum standards:
 - a) One way roads shall have a right of way at least 18 feet wide with a gravel depth of 12 inches and a gravel width of at least 10 feet.
 - b) Two way roads shall have a right of way at least 33 feet wide with a gravel depth of 12 inches and a gravel width of at least 20 feet.
5. Every campground operator(s) shall maintain a register, available to any authorized person inspecting the facility or emergency official(s) that includes the names and address of all campground guests.

902 - HOME OCCUPATIONS

Pursuant to the requirements of 24 V.S.A. §4412 (4), these regulations provide for the use of a minor portion of a dwelling unit for a home occupation and to ensure compatibility with other permitted uses and with the residential character of the neighborhood. Home occupations require administrative approval from the ZA and are permitted as an accessory use provided:

1. The business shall be operated by a member or members of the family residing in the principal structure. One (1) additional employee who is not a member of the family is permitted.
2. The home occupation shall be clearly incidental and secondary to the residential use of the property.
3. Exterior displays except for a six (6) square foot sign as per Section 911 other than those normally permitted in the district, exterior storage of materials or variation from the residential character of the area shall be prohibited.
4. Off-street parking for any home-based business shall be provided on the premises. While adequate parking must be provided for the employee, visitors, and clients, the property owner is urged to minimize providing excessive parking areas and is encouraged to utilize porous pavers (i.e.: gravel, brick, permeable interlocking concrete pavements).
5. No substantial additional traffic, noise, vibration, smoke, dust or other undue adverse effects in the area due to the home occupation shall be allowed.

903 - LANDFILLING, SITE EXCAVATION, UNDERGROUND SERVICES AND DRAINAGE

All installations of commercial or municipal underground services (gas lines, water lines, sewer lines, power lines, petroleum product delivery lines and the like require Site Plan approval prior to commencing any site work unless otherwise exempted by State Statute or constructed within existing Town of St. Albans or State of Vermont road rights-of-way.

Any land alteration or excavation that would cause a substantial change in the volume, velocity or direction of drainage of any property or use requires Site Plan approval. Accepted agricultural drainage practices are exempt from this regulation. One and two-unit dwellings on single lots are exempt.

Handicapped Parking

For other than single or two unit dwellings, if parking spaces are provided for employees or visitors, or both, the number of accessible spaces provided shall be determined by the following table or the current ADA Handicap.

Handicapped Parking Requirements	
Lots containing:	Number of accessible spaces
5 to 25 spaces	1
26 to 50 spaces	2
51 to 75 spaces	3
76 to 100 spaces	4
101 to 150 spaces	5
151 to 200 spaces	6
201 to 300 spaces	7
301 to 400 spaces	8
401 to 500 spaces	9
501 or more	2% of total number of spaces

1. Accessible spaces shall be located as near as possible to the main public entrance of a single building and centrally located where practical in parking lots that serve more than one building.
2. Routes accessible to wheelchair bound and other handicapped individuals shall be shown on site plans.

Reserve Parking

If the number of spaces required by this section is substantially larger than the number anticipated by the applicant, reserve parking may be used in accordance with the following criteria:

1. The DRB may define the number of spaces required under this Chapter to be placed in reserve.
2. An engineer's review and recommendation justifying the reserve parking shall be incorporated as a condition of site plan approval.
3. A sufficient area must be set aside for construction of the reserved spaces, if and when they are deemed necessary by the DRB. All stormwater engineering shall be designed based on total parking requirements, including the reserve.
4. As an automatic condition of DRB approval, should the DRB subsequently decide on the basis of actual usage, or as a result of any change in the use, ownership, size of building or number of residents or employees that the parking as built is inadequate, the DRB shall require that the parking required to resolve the inadequacy shall be taken out of reserve and constructed in accordance with Town specifications.

911 – SIGNS

Applicability

A zoning permit shall be required prior to the erection, construction, placement, enlargement of any flag, outdoor sign, or window sign.

Prohibited

No sign may:

1. Impair highway safety.
2. Extend above the roof line.
3. Project over public rights-of-way or property lines.
4. Be painted or placed on rock outcrops or similar natural features.
5. Interfere with, imitate or resemble any official traffic control sign, signal or device, or attempt or appear to attempt to direct the movement of traffic.
6. Prevent the driver of a motor vehicle from having a clear and unobstructed view of official traffic control signs and approaching or merging traffic.
7. Contain or include flashing intermittent or moving lights or moveable reflective materials. This restriction shall not apply to a traffic control sign, barber poles, theatre marquees, or signs of a public service nature.

Exemptions

The following signs do not require a permit as long as they comply with the prohibitions set forth in this section.

1. Signs erected by the Town or State on public roads.
2. Non-advertising signs placed for directional or safety purposes.
3. Residential signs (i.e.; an individual home sign such as “The Jones”) not exceeding four (4) square feet in size and six (6) feet height.
4. Farm signs.
5. Historic markers not exceeding four (4) square feet in size and six (6) feet in height.
6. Temporary auction, lawn sale or real estate for sale signs, provided they do not exceed twelve (12) square feet in size and eight (8) feet in height and are removed promptly when the property has been sold, leased or developed. All such signs shall be promptly removed when they have fulfilled their function.
7. Temporary window signage for thirty (30) days.

8. Signs indicating a business is open or the hours of operation, provided such signs or flags are:
 - a) Limited to one (1) per use—one for hours of operation and one for open/close—or one for both.
 - b) Are located on the premises of the use for which the sign is advertising.
 - c) Do not exceed ten (10) square feet for a flag or four (4) square feet for a sign.
9. Repair or replacement of previously permitted signs if identical in placement, and of the same or lesser size.
10. Bulletin boards on the premises of any church, school, or similar public structure provided that they do not exceed twenty-four (24) square feet and ten (10) feet in height
11. Up to two (2) commercial flags or banners that are no more than fifteen (15) square feet in area each and are displayed for not more than ninety (90) days in one six (6) month cycle.
12. Temporary signs displayed for events sponsored by not-for-profit organizations, which shall not exceed thirty-two (32) square feet, and shall be displayed for not more than ten consecutive days and more than twenty days per year.
13. One decorative flag with no commercial markings not to exceed fifteen (15) square feet in area.

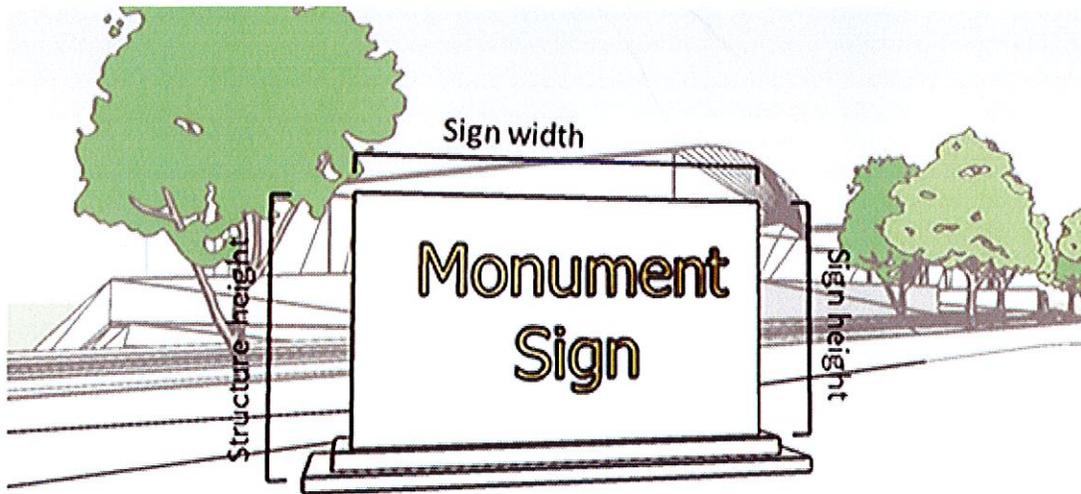
Sign placement

All signs must be located on the same lot as the permitted use or be clearly incidental, customary and commonly associated with the operation of the permitted use, or be in the same ownership as the principal use, except official business directional signs and sign plazas as defined in and erected pursuant to V.S.A. 10 Chapter 21.

Commercial properties located on a private road with no frontage on a municipal road or state highway may apply for a permit from the ZA for one shared sign at the intersection of the private road and the closest public road. The sign must be within the private road right of way.

Home Business and Home Occupation

A sign advertising a home business or a home occupation is permitted only if it does not exceed six (6) square feet and four (4) feet in height and it is limited to the name, address, phone, profession, or home business or home occupation of the occupant of the premises on which said sign is located. Such signs shall not be illuminated.



Monument Sign. A free standing sign wholly or partially attached to the ground. The sign structure height is the maximum sign height. The sign area is calculated from the area height and width.

Maximum Sign Area

The area of supporting framework shall not be included in the area calculation if such framework is incidental to the display and does not bear any copy or graphics.

Maximum Sign Area by Zoning District							
	R	RES	R/C	COM	IND	CONS	LS
Wall Signs Awning Signs Window Signs Projecting Signs Bracket Signs Sandwich Board Signs	2% or 50 sq. ft. (which- ever is greater)		2% or 50 sq. ft. (which- ever is greater)	5% or 50 sq. ft. (which- ever is greater)	2% or 50 sq. ft. (which- ever is greater)		2% or 50 sq. ft. (which- ever is greater)
Monument Sign (See Also Non-Residential PUD's below)	50 sq. ft.	50 sq. ft.	80 sq. ft.	100 sq. ft.	100 sq. ft.	–	50 sq. ft.
NOTES: Sign area allocation applies to the side of a structure where the sign will be located and is calculated by the square footage of the width of the owned or leased area multiplied by the height of the owned or leased area multiplied by the percentage allowed.							

Maximum Sign Height

Maximum Sign Height ⁽¹⁾ by Zoning District							
	R	RES	R/C	COM	IND	CONS	LS
Wall Signs	4 feet	–	8 feet	12 feet	12 feet	–	4 feet
Projecting Signs	4 feet	–	4 feet	6 feet	6 feet	–	4 feet
Awning	2 feet	–	2 feet	2 feet	2 feet	–	2 feet
Window Signs	–	–	–	–	–	–	–
Bracket Sign	8 feet	6 feet	8 feet	10 feet	10 feet	–	8 feet
Monument Sign	6 feet	6 feet	8 feet	12 feet	10 feet	–	8 feet
Sandwich Board Signs	–	–	3 feet	3 feet	3 feet	–	3 feet

NOTES: (1) Sign Height refers to the sign area height or the height of sign components.

Maximum Structure Height ⁽¹⁾ by Zoning District							
	R	RES	R/C	COM	IND	CONS	LS
Wall Signs	–	–	–	–	–	–	–
Projecting Signs	–	–	–	–	–	–	–
Awning	–	–	–	–	–	–	–
Window Signs	–	–	–	–	–	–	–
Bracket Sign	8 feet	6 feet	8 feet	10 feet	10 feet	–	8 feet
Monument Sign	6 feet	6 feet	8 feet	12 feet	10 feet	–	8 feet
Sandwich Board Signs	–	–	3 feet	3 feet	3 feet	–	3 feet

NOTES: (1) Structure height refers to the distance from the ground to the top of the sign.

Non-Residential PUD’s within the Growth Center are allowed a free standing sign of up to 100 square feet in area at one entrance to the PUD or one free standing sign of up to 50 square feet in area at two entrances to the PUD with the provision that all businesses within the PUD must waive the individual free standing signage.

Agribusiness: Any individual, partnership, corporation, or organization primarily supplying services or goods (such as equipment, feeds, livestock or supplies) to producers or marketable agricultural products, including greenhouses, nurseries, farm cooperatives, small-scale landscaping and the like.

Applicant: Any person, firm, corporation, partnership, or association, or any of these entities working in cooperation, or their authorized agent seeking a permit, conditional use approval, site plan review, or other Town approval.

Artist Studio: Work space for artists or artisans, including individuals engaged in the application, teaching or performance of one of the fine or applied arts or crafts.

Assisted Living Facility: Residential complexes that provide either routine general protective oversight or assistance with activities necessary for independent living to people who are mentally or physically limited or to people who are unable to care for themselves. May have separate living quarters for residents and services include dining, housekeeping, social and physical activities, medication administration and transportation.

Banks: An establishment authorized by a government to accept deposits, pay interest, clear checks, make loans, act as an intermediary in financial transactions, and provide other financial services to its customers.

Banner: Any sign of lightweight fabric or similar material that is permanently mounted to a pole or a building by a permanent frame at one or more edges. National flags, state or municipal flags, or the official flag of any public institution shall not be considered banners.

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.

Base Flood: A flood having a one percent (1%) chance of being equaled or exceeded in any given year. This is the regulatory standard also referred to as the "100-year flood."

Boundary Line Adjustment: A change in location of the property line granted by the DRB between two or more existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created. The adjustment cannot create a new nonconforming parcel or increase the degree of nonconformity of an existing nonconforming parcel.

Boundary Line Adjustment, Administrative: A change in location of the property line granted by the ZA between not more than two existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created. The adjustment cannot create a new nonconforming parcel or increase the degree of nonconformity of an existing nonconforming parcel.

Buffer: An area of land used to visually separate one use from another, to shield or block noise, lights, or other nuisances, or to protect a natural resource.

Building Contractor Shop: A shop wherein a building contractor may have an office and/or stock materials and equipment pertinent to that contractor's business. The use of this structure does not allow wholesale or retail trade of materials.

Building Envelope: A defined two-dimensional (length, width) space, precisely located on a parcel of land and depicted on a relevant plan or plans, within which all structures on that parcel must be located.

Business Services: Establishments providing services (not goods or manufacture) to institutions, farms, industries, other businesses, or the general public.

Bylaws: Municipal regulations applicable to land development adopted under the authority of Title 24 Chapter 117 of the Act.

Campground: Any lot of land containing more than three commercial campsites occupied for vacation or recreational purposes by camping units, such as: tents, yurts, tepees, lean-tos, camping cabins, and recreational vehicles, including motor homes, folding camping trailers, conventional travel trailers, fifth wheel travel trailers, truck campers, van campers, and conversion vehicles designed and used for travel, recreation and camping.

Camping Vehicle: A travel trailer, tent trailer, motor home, camper trailer, truck camper or any other device or conveyance so constructed as to permit ready transport on public highways, and designed as temporary living/sleeping quarters. A camping vehicle is in no way included under the Mobile Home definition.

Certificate of Compliance: An official document issued by the Zoning Administrator verifying compliance with the Unified Development Bylaws of the Town of St. Albans.

Clinic: A facility that provides limited diagnostic and outpatient care, but is unable to provide prolonged in-house medical and surgical care. Clinics may have lab facilities, supporting pharmacies and a wide range of medical services.

Club: A building or use catering exclusively to members and their guests for recreational, educational, civic, religious or fraternal purposes.

Convention Center: A facility that provides spaces for conventions, trade shows, consumer shows, meetings and special events.

Convenience Store: A store that sells convenience foods, newspapers, magazines and often beer and wine.

Flood Proofing: Any combination of structural and non-structural additions, changes, or adjustments to properties and structures that substantially reduce or eliminate flood damage to any combination of real estate, improved real property, water or sanitary facilities, structures, and the contents of structures.

Floodway: The channel of a river or other watercourse and the adjoining land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Footprint Lot: A parcel of land which consists solely of the area directly under and/or up to two (2) feet beyond a condominium ownership or townhouse structure.

Forestry: The growing and harvesting of trees or timber under proper forest management for purposes other than their fruit. For the purposes of these regulations, the term "Forestry" shall also include the temporary use of processing equipment such as chippers and portable sawmills, which are used in association with harvesting operations, not exceeding a maximum of one year, and are removed from the site once harvesting operations are complete. This definition specifically excludes permanent sawmills, lumber yards and other similar facilities used for the processing, manufacturing and/or storage of wood and wood products.

Frontage: The length of the boundary of a lot which fronts a public street, waterway, or (when approved by the Development Review Board) a private road or right of way, from which primary access to the principal structure on the lot is obtained.

Funeral Home: A place of business devoted to the care and preparation for burial or transportation of deceased human bodies, including the selling of funeral services or merchandise.

Government Office Building: An individual structure containing either the entire function or simply one agency of a city, county, state, federal or other governmental unit.

Grandfathered: Structures, conditions, or uses that pre-exist land use regulations or parts thereof and are allowed to continue in their current state even though they may not meet existing regulations.

Height: As applied to a structure, the vertical distance measured from the finished grade to the peak of the roof. Where a structure is located on sloping terrain, the height may be measured from the average ground level along the wall of the structure.

Health/Fitness Club: Privately owned facilities that primarily focus on individual fitness or training which may provide exercise classes, weightlifting, fitness and gymnastics equipment, spas, locker rooms and small restaurants or snack bar; may also contain swimming pools, whirlpools, saunas, tennis, racquetball and handball courts and limited retail.

Service Station: A building or land containing at least one fuel pump, used for the commercial sale of vehicular fuel (gasoline, diesel, etc.) to private vehicle owners, and which may include facilities for installation of lubricants, tires, batteries, etc., and routine maintenance of vehicles.

Sexually Oriented Business A sexually oriented business is one that has as one of its principal business purposes, its primary purpose and/or has a substantial or significant portion of its business stock in trade or activities relating to specified anatomical areas or specified sexual activities. (ie., adult arcade, adult book, novelty or video stores, adult cabaret, night club, gentlemen's club, go-go club or strip bar, adult motel or adult hotel, adult motion picture theaters or adult theater, escort or escort agencies, massage parlor, nude model studio, sexual encounter center.)

Shopping Center: An integrated group of commercial establishments that is planned and developed as a unit.

Sign: Any display or representation used or placed as an announcement, direction or advertisement. The word "placed" for the purpose of this definition shall include erected, constructed, or otherwise fastened, affixed or made visible in any manner whatever.

Sign Area: When computing the total permissible sign area for any use:

1. Existing signs shall be included.
2. The total area of all signs shall not exceed the requirements as set forth in these Bylaws.
3. Signs consisting of free standing letters, numerals, or other components shall include any intervening space between them.
4. Only the larger face area of a double-faced or y-type sign shall be used.
5. Back to back signs may be counted as one sign.

Skilled Nursing Facility : An institution or part of an institution that provides licensed, skilled, full-time nursing care and related services for patients who require medical, nursing, and/or rehabilitative services. The facility may provide extended and/or intermediate care for those who by reason of advanced age, illness, infirmity, or mental impairments need acute, chronic, or convalescent care. Such facility may also be known as a nursing home, convalescent facility, or long-term care facility.

Small-Scale Wind Energy System (SSWES): A wind energy conversion system consisting of a wind turbine, a tower, and associated control of conversion electronics, which has a rated capacity of not more than 50kW and which is intended to primarily reduce on-site consumption of power.

Supermarket: A retail store selling a complete assortment of food, food preparation and wrapping materials and household cleaning items which may also contain goods and services such as ATM's, automobile supplies, bakeries, books and magazines, dry cleaning, floral arrangements, greeting cards, limited-service banks, photo centers, pharmacies and video rental areas.

Tavern: An establishment used primarily for the sale or dispensing of alcoholic beverage by the drink for on-site consumption and where food may be available for consumption on the premises as accessory to the principal use. Includes bar, lounge, nightclub, and similar establishments

Telecommunications Facility: A tower or other support structure, including antennae, which will extend twenty (20) or more feet vertically, and related equipment and base structures to be used primarily for communication or broadcast purposes to transmit or receive communication or broadcast signals.

Ten Year Storm Event: A 10-year event is an event of such size that over a long period of time, the average time between events of equal or greater magnitude is 10 years.

Theater: A structure or open air setting which includes audience seating area and screens or stages; may include a lobby, refreshment stand, dressing rooms.

Town Acre: Forty thousand (40,000) square feet.

Town Highway: Class 1, 2, 3, and 4 highways that the Town has authority to exclusively or cooperatively maintain or that are maintained by the Town except for scheduled surface maintenance performed by the State.

Transportation Terminal: A site including structures which is used for the parking, storage, dispatching and/or servicing of buses, trains and/or trucks. Not included would be the commercial servicing of vehicles not part of the terminal's fleet.

True Acre: Forty-three thousand five hundred sixty (43,560) square feet

Two Year Storm Event: A 2-year event is an event of such size that over a long period of time, the average time between events of equal or greater magnitude is 2 years.

University/College: Includes four (4) year universities or colleges that may or may not offer graduate programs.

Use: The specific purpose for which land or a building or a portion thereof is designated, arranged, or intended, or for which it is or may be occupied or maintained.

Variance: An allowed deviation from specific requirements pertaining to this zoning code, granted by the DRB to an Applicant pursuant to Section 805 of these Bylaws

Town of St. Albans
Permitted "P" or Conditional "C" Uses Per District/Overlay

	A	B	C	D	E	F	G	H	I	J	K	L
1	Specific Uses	Lake Shore	Conservation	Rural	Res	Mixed Res/Comm	Comm	Industrial	Flood Hazard	St. Albans Bay	Corr. Facility	Parking Use
2	Accessory Dwelling Unit	P	P	P	P	P			C	P		
3	Accessory Structures	C			P				C			
4	Agribusiness			C		C	C	C		C		Retail
5	Agricultural Structures	P	P				C		C			
6	Artist Studio					C				C		Services
7	Assisted Living					C				C		Res.
8	Bank					C	C			C		Services
9	Building Contractor Shop						C	C				Indust.
10	Business Services					C	C			C		Office
11	Campground	C										
12	Club					C	C			C		Rec.
13	Community Garden	C	C		P	P	C			P		
14	Convenience Store	C			C	C	C			C		Retail
15	Convenience Store w/fuel pumps			C		C	C					Retail
16	Corr. Facility										C	
17	Day Care Center /Residential Care or Group Home	C	C	C	C		C		C			Inst.
18	Day Care Facility	C				C				C		Inst.
19	Dwelling - Farm Labor	P	P	P	P	P				C		
20	Dwelling - Multi-Unit	C			C							Res.
21	Dwelling - Multi-Unit (Large)					C	C					Res.

Town of St. Albans
Permitted "P" or Conditional "C" Uses Per District/Overlay

	A	B	C	D	E	F	G	H	I	J	K	L
1	Specific Uses	Lake Shore	Conservation	Rural	Res	Mixed Res/Comm	Comm	Industrial	Flood Hazard	St. Albans Bay	Corr. Facility	Parking Use
57	Recreation Center	C	C	C	C	C	C		C	C		Res.
58	Residential Care or Group Home								C			Res.
59	Research and Testing Facility						C	C				Ind.
60	Restaurant	C				C	C			C		Services
61	Retail Business					C	C			C		Retail
62	Sawmill			C					C			Ind.
63	Seawall	P	P	P	P	P	C	C		P		
64	Service Station						C					Services
65	Sexually Oriented Business							C				Services
66	Skilled Nursing Facility					C	C			C		Res.
67	Social Services					C w/in DGC	C					Medical
68	Storage and Distribution Facility						C	C				Ind.
69	Storage Facility							C				Ind.
70	Supermarket							C				Retail
71	Theater	C										Rec.
72	Transportation Terminal						C	C				Trans.
73	Warehousing						C					Ind.