

DESIGN REVIEW GUIDE

Site Plans

One of the many factors that makes St. Johnsbury such a great place to live, work and play is the community's respect for its' setting and heritage. St. Johnsbury's Development and Design Review process strives to protect the town's unique qualities and strong sense of place by carrying out town-wide development and design objectives.

The purpose of this Design Review Guide is to help applicants in preparing projects to be reviewed by the Zoning Administrator and the Development and Design Review. Through materials such as this, the Planning & Zoning Department seeks to make information available well before the final design of a project saving residents time and money.

WHAT IS A SITE PLAN?

A Site Plan is a bird's eye view of your property as if you were looking down at it from above. A site plan shows everything that is on your property now. This includes the footprint of any buildings (home, garage, storage shed, decks or patios) and any other improvements such as driveway, walkways, fences, swimming pool, etc. on the property. A site plan should also show any proposed buildings or improvements. Dimensions should be included for each item, and the drawing should be done to scale (i.e. 1 inch on the plan is equal to 30 feet on the ground).

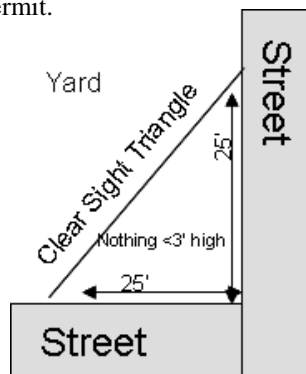
WHY DO I NEED A SITE PLAN?

Generally speaking, a site plan is necessary whenever applying for a zoning permit. This may include a fence, an addition to your home, a new deck, storage shed, even a freestanding sign. The City uses the site plan to understand exactly what you wish to do, and to determine two important design issues: setback and coverage. This information is important to maintaining the historic patterns of St. Johnsbury's neighborhoods. The site plan becomes part of the official record and will be attached to your permit.

DEFINITIONS:

Clear Sight Triangle:

When a property in a residential district is located at the intersection of two streets a "clear sight triangle" must be maintained at the corner where the two streets



come together. This is so a driver can see around the corner before making the turn. Within this area, there can be no obstruction higher than 3 feet. This includes 'see through' fences like chain link or picket. A clear sight triangle is measured along your property line 25 feet in both directions from the intersection. Connect the two lines at their farthest point, to create a triangle at the intersection of the two streets.

Corner lot

If your lot is on the corner, and has frontage on two streets, you have a "corner lot." This means that you have two "front yards" for the purposes of calculating your setbacks.

Coverage

Coverage refers to the total percentage of covered surface on your property. It basically includes everything except grass and landscaped areas.

To calculate coverage, add up the square footage of all buildings (ground floor only) and other site improvements such as carports and decks; multiply by 100, and then divide by the total square footage of your lot. Do this for both the existing site and then again for the proposed changes to your property. Building coverage requirements apply everywhere in St Johnsbury, and ranges from 35-100% depending on the zoning district.

Setback

A "setback" (front, side and rear) is the distance from the property line to any structure or site improvement. The front yard setback is typically measured from one foot away from your side of the sidewalk. If you don't have a sidewalk, the town still owns the area where it normally would be placed. Each street is a different width, so contact the Dept. of Public Works for more information.

SAMPLE COVERAGE CALCULATION

Existing:

House (50'x30')	1,500 sqft.
Garage ((16'x20')	320 sqft.
Front Stoop (8'x5')	40 sqft.

Total 1,860 sqft.

Lot Size (140'x80') 11,200 sqft.

Existing Coverage (2806/11,200) x 100 = 25%

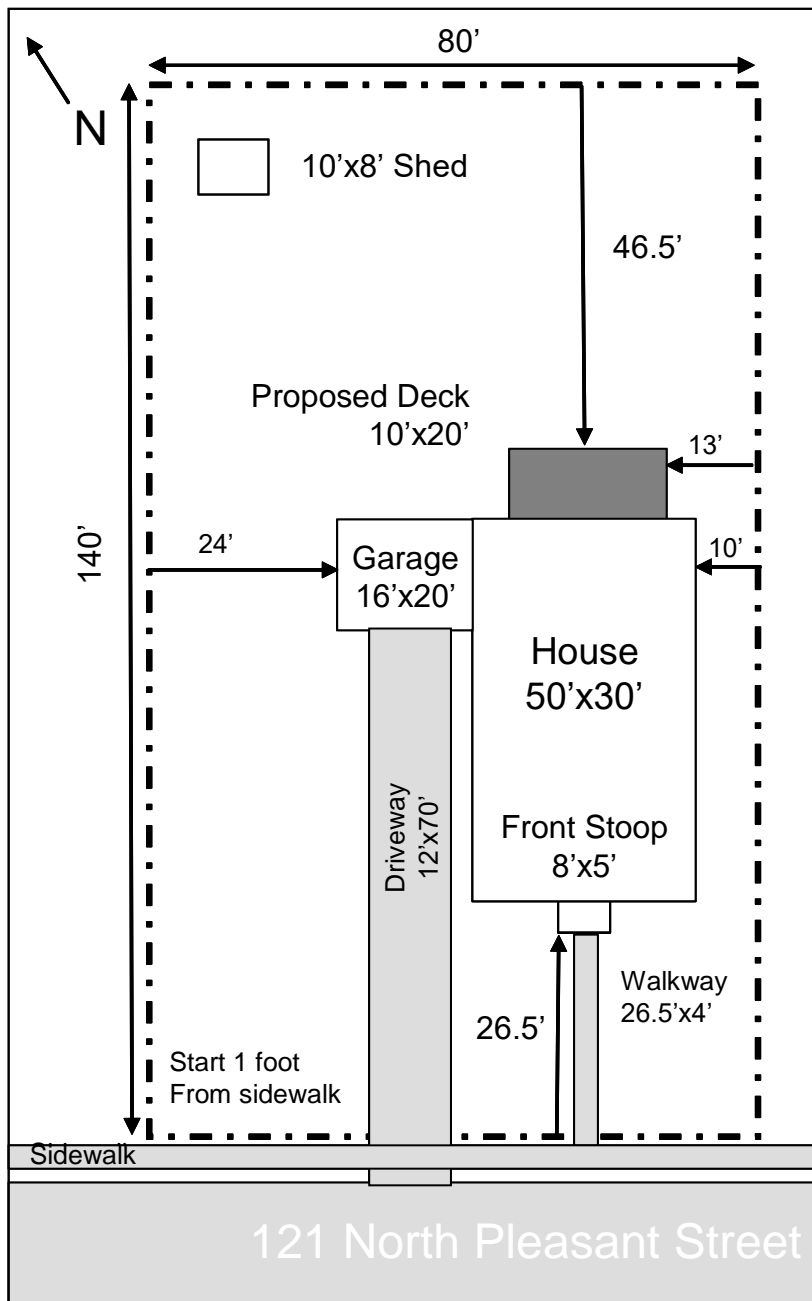
Proposed:

Proposed Deck (10'x20')	200 sqft.
House (50'x30')	1,500 sqft.
Garage ((16'x20')	320 sqft.
Front Stoop (8'x5')	40 sqft.

Total 2,060 sqft.

Lot Size (140'x80') 11,200 sqft.

Proposed Coverage (2060/11,200) x 100 = 19%



Sample Site Plan
Scale 1"=25'

Proposed Rear Deck
Addition

WHERE CAN I GO FOR MORE INFORMATION?

zoning requirements and general information
www.stjvt.com/

St Johnsbury Department of Planning & Zoning
51 Depot Square
St Johnsbury, Vt 05819

building permits and public rights-of-way
St Johnsbury Department of Planning & Zoning
51 Depot Square
St Johnsbury, Vt 05819

property information and tax maps
St Johnsbury Assessor's Office
51 Depot Square
St Johnsbury, Vt 05819

deeds and land records
St Johnsbury Town Clerk and Treasurer's Office
51 Depot Square
St Johnsbury, Vt 05819