

March 15, 2022

Planning Commission Reporting Form for Municipal Bylaw Amendments

This report is in accordance with 24 V.S.A. §4441(c) which states:

“When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection concerning bylaw amendments and subsection 4384(c) of this title concerning plan amendments..... The report shall provide(:)

(A) brief explanation of the proposed bylaw, amendment, or repeal andinclude a statement of purpose as required for notice under §4444 of this title,

1. The following definitions in the St. Johnsbury Zoning and Subdivision Code of Ordinance (Land Use By-laws) are proposed for additions:

- a) **Self-storage unit:** A facility where secured areas in a structure are rented to individuals or businesses for non-hazardous and non-perishable goods; secured areas are not to exceed 3k cf.
 - i) **Permitting of self-storage units will be as follows: permitted in Industrial; conditional in Mixed Use, Health Services, and Commercial. Not permitted in any other zone.**
- b) **Freight storage container:** Containers unregistered for transportation use. Examples include box trailers, flatbed trailers, storage boxes, and utility trailers. They may be with or without wheels.
 - i) **Permitting of freight storage containers will be as follows: permitted in Industrial, RL1, RL2. Conditional in Mixed Use, Commercial, Health Services, Residential Town. Not permitted in any other zone.**
- c) **Pet services:** Establishments primarily engaged in providing pet care service (except veterinary). Examples include animal grooming services, pet sitting, kennels or pet boarding, animal shelters, dog pounds, guard-dog training services, guide-dog training services, and pet obedience training services.
 - i) **Permitting of pet services will be as follows: Conditional use in all zones, except Conservation, Res A, where it is not permitted.**
- d) **Veterinary services:** Establishments of licensed veterinary practitioners primarily engaged in the practice of veterinary medicine, dentistry or surgery for animals, and establishments primarily engaged in providing testing services for licensed veterinary practitioners. Examples include animal hospitals, veterinary clinics, veterinarian’s offices, and veterinary testing labs.
 - i) **Permitting of veterinary services will be as follows: Conditional use in all zones, except ResA, ResB, where it is not permitted.**

The purpose of the proposed definitions is to bring further clarity to Zoning and DRB persons, in order to properly decide applications and issues concerning the items defined.

2. Add special uses Section 443 to describe specific uses for freight storage containers.

Section 443: Freight Storage Containers

A limit of one freight storage container may be parked on an owner's property provided that:

- a. It is not in Res A or Res B, and is not in the Design Control District.**
- b. It does not exceed 55 feet long.**
- c. A temporary freight storage container is parked in a place designated for vehicle storage, such as a driveway or parking area.**
- d. It is parked to meet setback requirements.**
- e. A temporary permit, valid for one (1) year, has been issued.**
- f. After one (1) year, the owner has been issued a permit for the freight storage container as a permanent.**

These limitations on freight storage containers do not apply to the Industrial District.

The purpose of the bylaw amendment is to bring specific conditions and clarity to the bylaw and particularly Section 443.

The St. Johnsbury Planning Commission finds that these proposed revisions to the St. Johnsbury Zoning and Subdivision Code of Ordinances:

- 1. Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the definitions and bylaw amendment concerning Goal #1, 1.1, 1.3, 1.9.*
- 2. Is compatible with the proposed future land uses and densities of the municipal plan.*