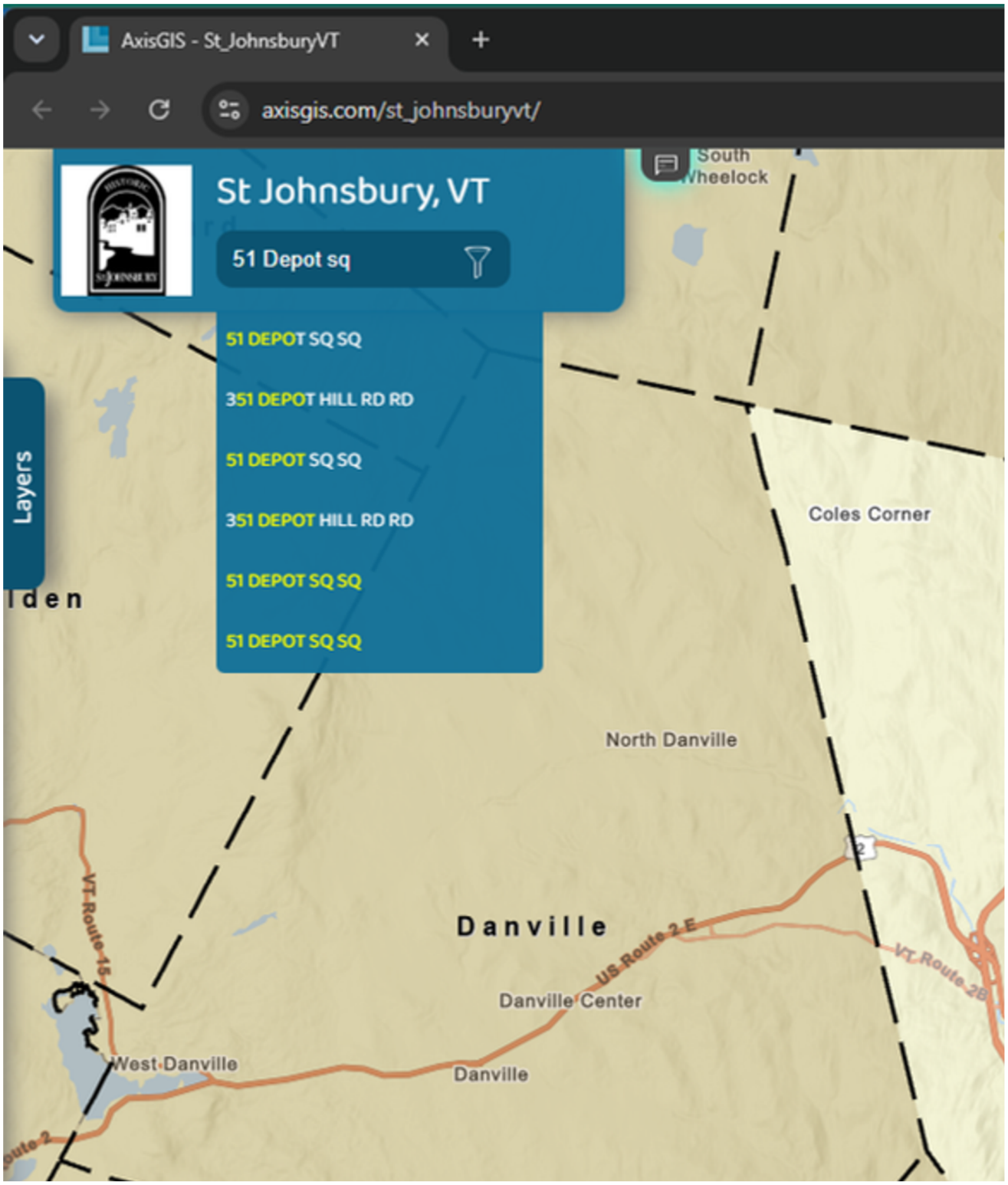
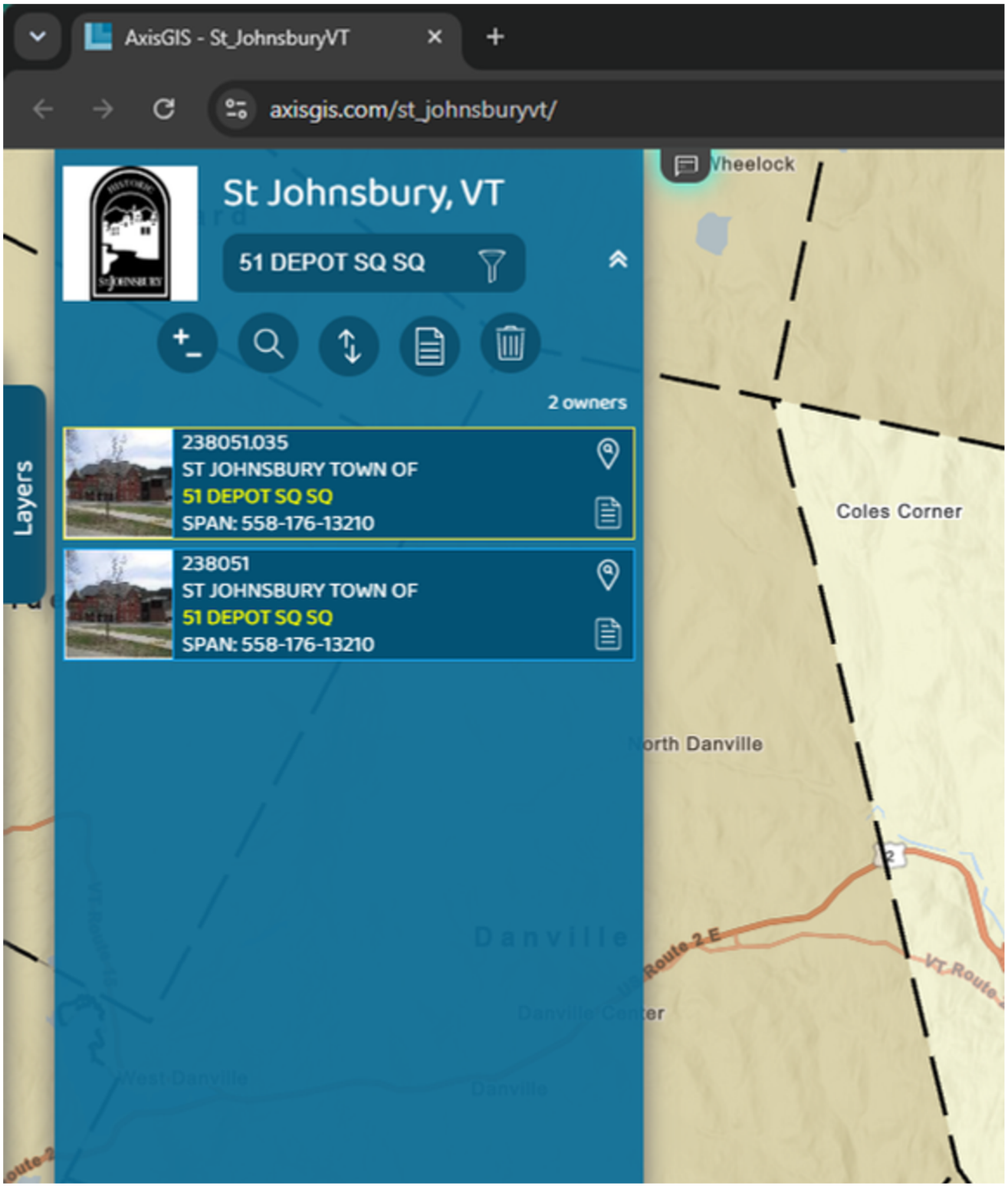
How to Find Your Zoning District

(A helpful guide from the Office of Zoning & Planning)





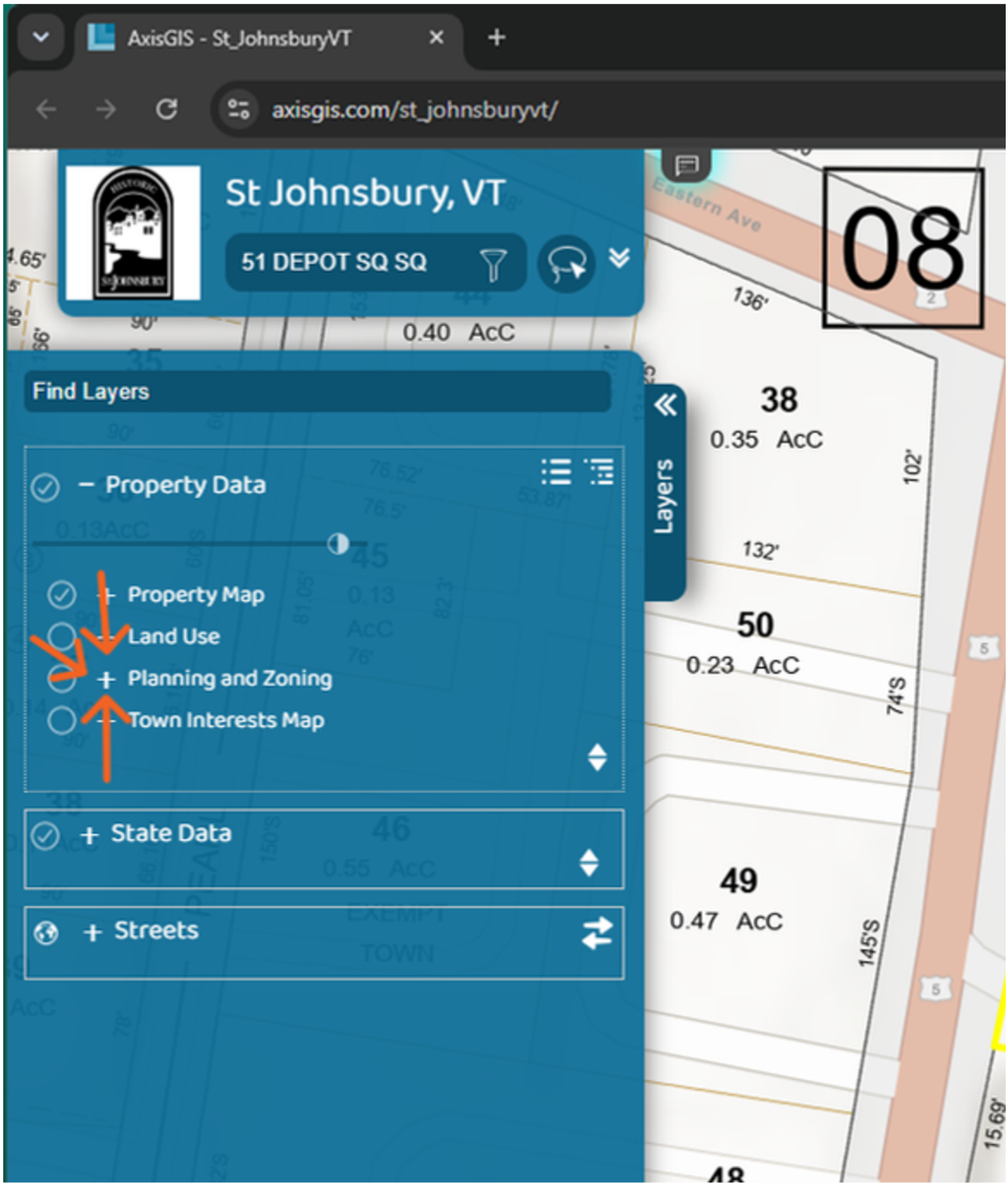
Step 1: Navigate to axisgis.com/st_johnsburyvt/ and start to type in your address. From the dropdown list of addresses that pop up, click to select your address.



Step 2: Click to select your property from the visual list that pops up in the sidebar.

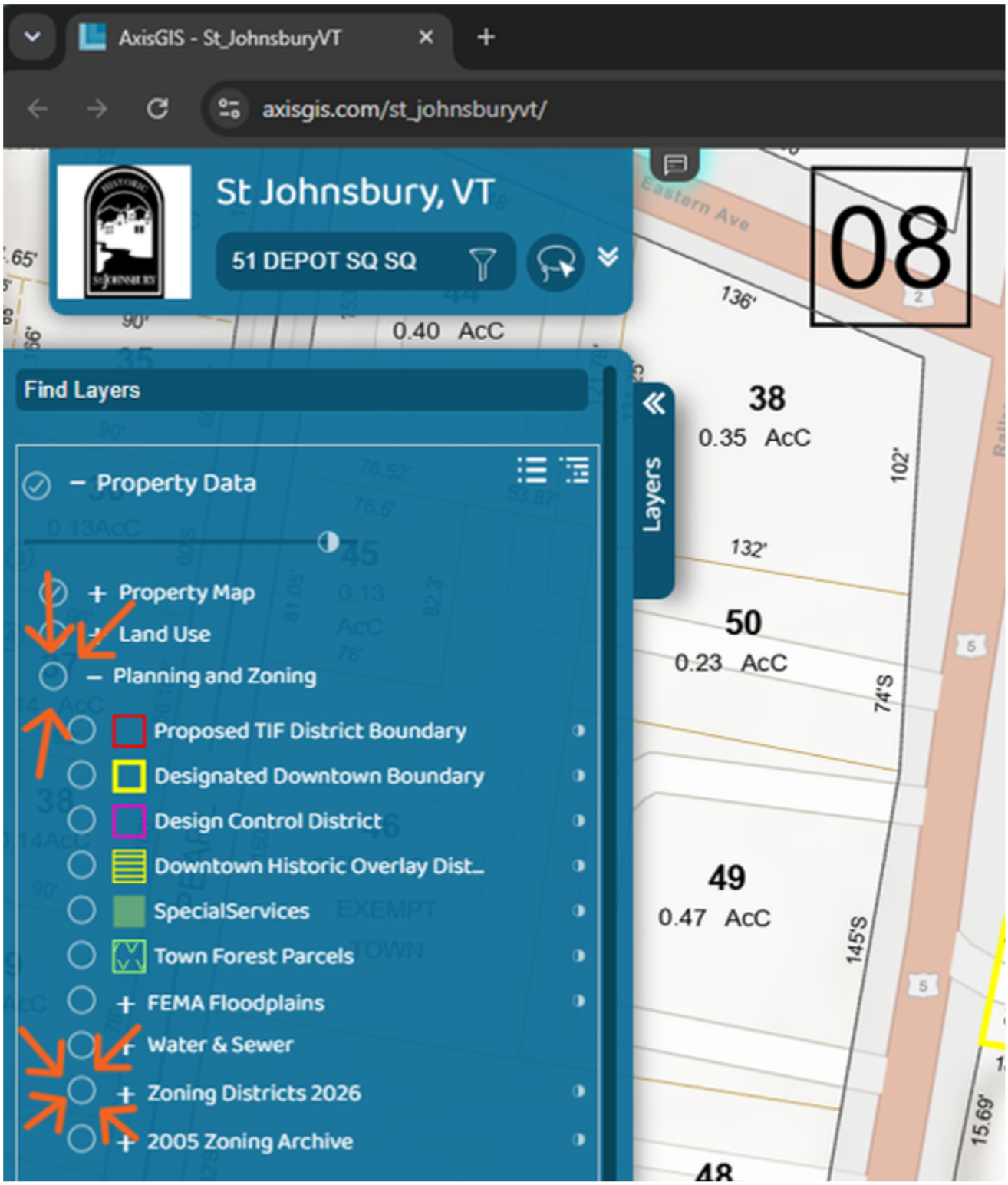


Step 3: Once your property info is expanded (as shown), click the Layers button to expand the Layers panel.

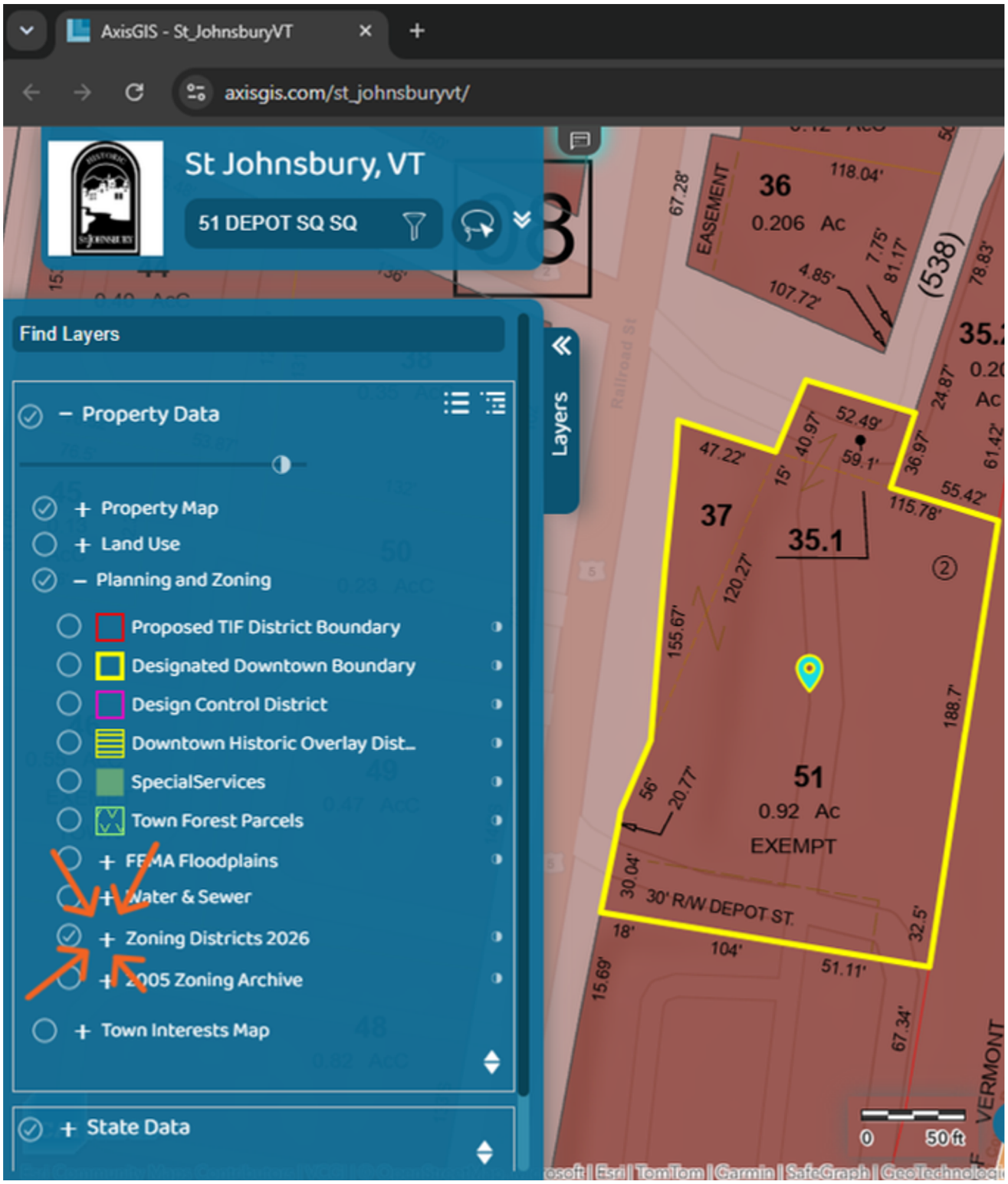


Step 4: In the Layers panel, click the **+** sign ("plus" sign) to expand the Planning and Zoning layers.

Please note: the Property Data and Property Map layers should automatically be checked. If they are not, please check them.



Step 5: Once the Planning and Zoning layers are expanded, click the empty circle beside Planning and Zoning AND the empty circle beside Zoning Districts 2026 to turn on these layers.



Step 6: Once the Zoning Districts 2026 layer is active, you should see the map change colors *(though the colors you see may be different than the dark red shown here)*.
The color you see corresponds to your Zoning District. Click the **+** sign ("plus" sign) next to Zoning Districts 2026 to find the Zoning Districts color key.



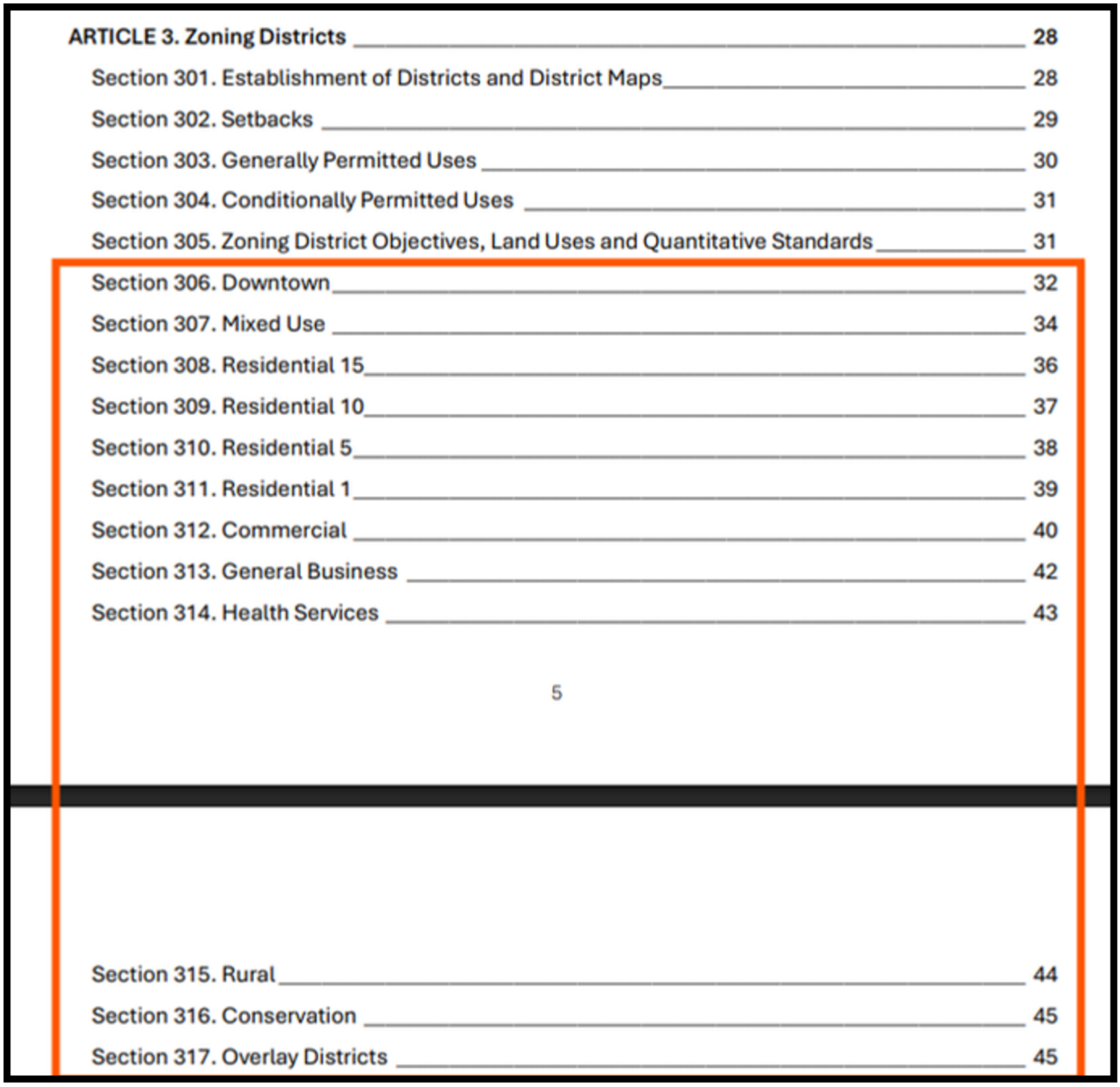
Step 7: When the Zoning Districts 2026 layer is expanded, you will see a small scroll bar on the righthand side of the Layers panel. This scroll bar allows you to navigate through our full list of Zoning Districts to find the District that corresponds to the color of your property.

Please note: the Residential 1, Residential 5, and Residential 10 Districts can be somewhat difficult to tell apart. If you're having trouble discerning between these, please contact the Zoning & Planning Office for assistance. We are happy to help.

BONUS!

Read on to learn how to find your setbacks, permitted uses, conditional uses, and other nifty info based on your Zoning District.





ARTICLE 3. Zoning Districts 28
Section 301. Establishment of Districts and District Maps 28
Section 302. Setbacks 29
Section 303. Generally Permitted Uses 30
Section 304. Conditionally Permitted Uses 31
Section 305. Zoning District Objectives, Land Uses and Quantitative Standards 31
Section 306. Downtown 32
Section 307. Mixed Use 34
Section 308. Residential 15 36
Section 309. Residential 10 37
Section 310. Residential 5 38
Section 311. Residential 1 39
Section 312. Commercial 40
Section 313. General Business 42
Section 314. Health Services 43

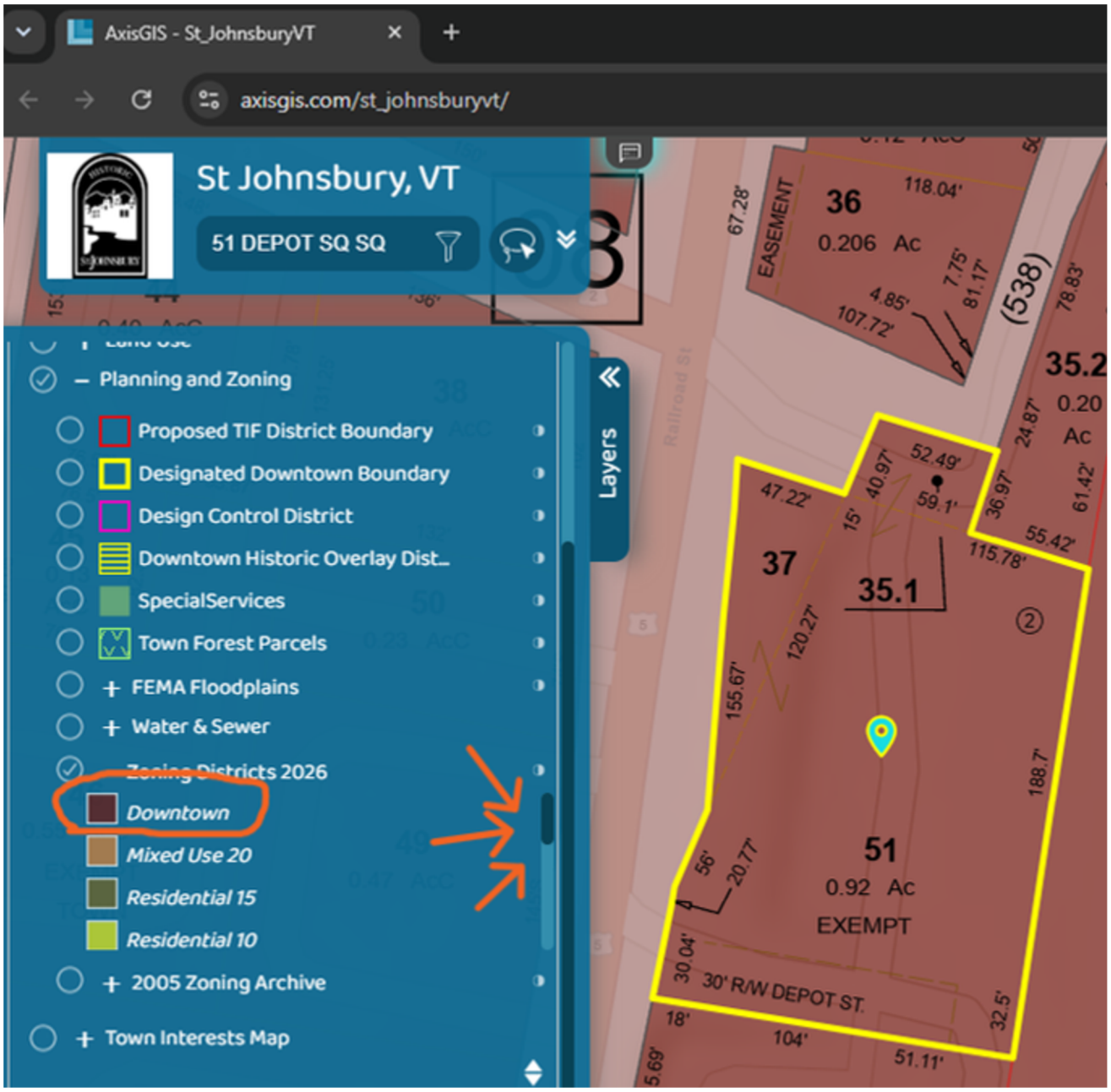
Section 315. Rural 44
Section 316. Conservation 45
Section 317. Overlay Districts 45

Article 3 of the St. Johnsbury Zoning and Subdivision Code of Ordinances *(aka, the Zoning Bylaws)* have helpful information related to your Zoning District. You can **find the Zoning Bylaws on the Town's website, or by visiting tinyurl.com/stjzoningbylaws** .

Once you open the Bylaws online, navigate to the lower half of Page 5 or the very top of Page 6 to find your Zoning District in the Table of Contents. What you see should look like the image above.

Click on the name of your Zoning District, and the page will automatically jump to the info page(s) for that Zoning District. On the info page, you can find Residential Permitted and Conditional Uses; Nonresidential Permitted and Conditional Uses; and Area, Density, and Dimensional Standards for your Zoning District.

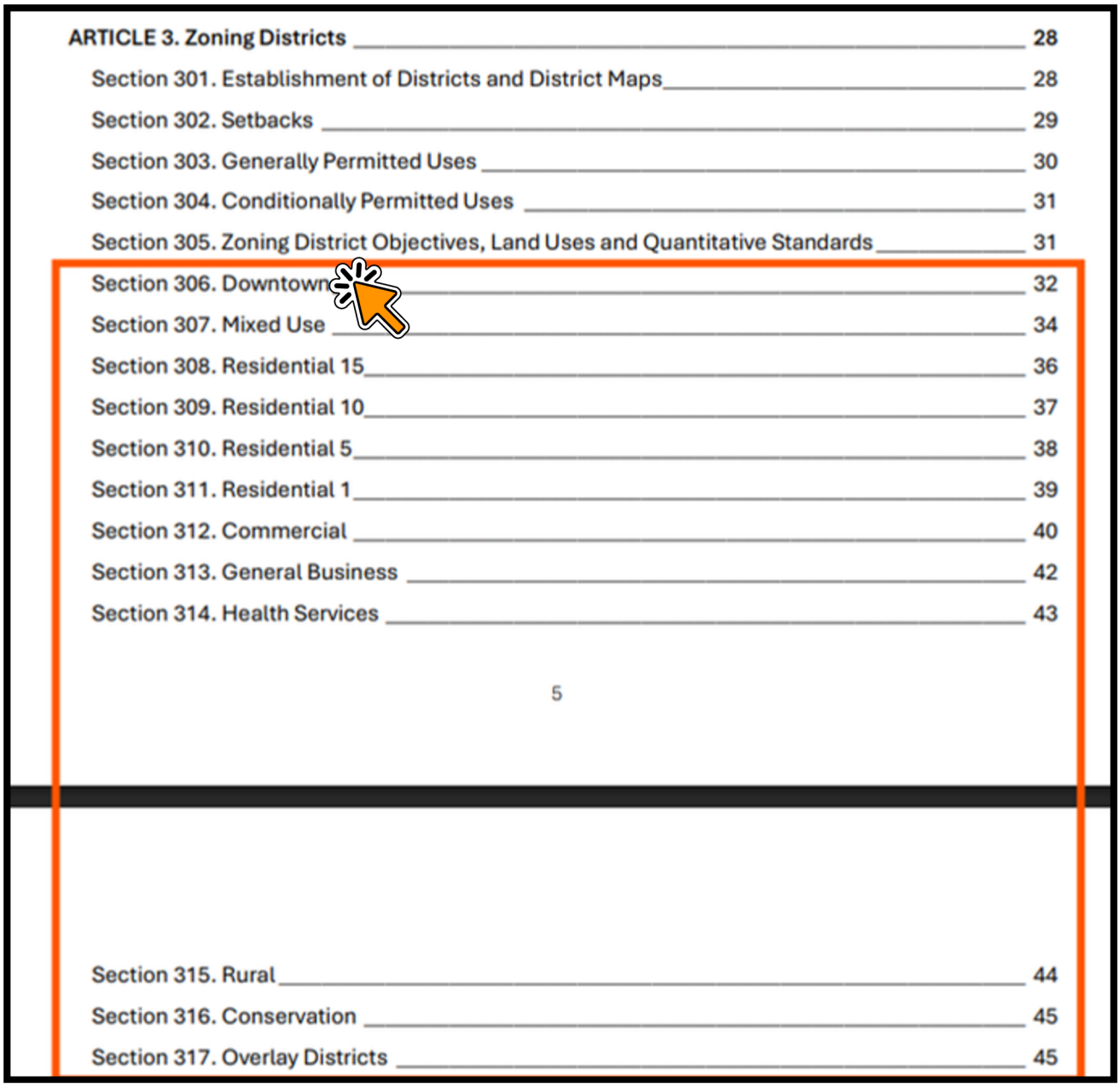
Keep reading to see an example based on the earlier AxisGIS mapping tutorial. 



Remember this map from earlier in this packet?

This image shows the Zoning Districts 2026 layer activated and expanded. Here, we can see the dark red color denoting that this property is in the Downtown Zoning District.

Now, **by going back to the web browser tab for the Zoning Bylaws, you can find very important info for this district.**



In the Table of Contents, **click the line item for Downtown**.

Be ready! - your web browser will navigate you straight to Page 32 to see the info for the Downtown Zoning District. *(Keep reading to see an example.)*

Section 306. Downtown

306.01 OBJECTIVE. The Downtown district encompasses the central business district. Downtown is a primary location for town and regional residents and visitors to access goods, services, employment and entertainment. It provides places for people to live and community spaces for people to gather. The district is intended to foster an attractive, walkable and vibrant center that contributes to our quality of life, supports local business and attracts visitors. Additionally, the Downtown district standards seek to:

(A) Produce high quality urban design that contributes to community character and improves the pedestrian experience.

(B) Support ongoing revitalization within St. Johnsbury's Designated Downtown in accordance with the principles and requirements of the Vermont Downtown Program.

(C) Ensure that infill or redevelopment replicates traditional multi-story, mixed-use, block form with storefront buildings set at or close to the edge of the sidewalk, active ground floor uses along the street frontage, and parking placed within the interior of the block.

306.02 RESIDENTIAL USES

PERMITTED	CONDITIONAL
Dwelling unit in mixed use building	Specialized housing
Transitional housing	
Emergency shelter	

306.03 NONRESIDENTIAL USES

PERMITTED	CONDITIONAL
Horticulture	Cannabis retail establishment
Artist work space	Club
Bank	Commercial event venue
Childcare, Class I-III	Cultural facilities
Religious institution	Drive-through facility
Community center	Medical office with Level I laboratory
Hotel	Parking
Library	Restaurant/bar
Medical office	Service, pet
Office	Taxi
Park or nature preserve	
Public building or facility	
Recreation indoor	
Retail store	
Service, retail	
Theater, indoor	

306.04 AREA, DENSITY AND DIMENSIONAL STANDARDS

AREA	DENSITY	DIMENSIONAL
Lot size: no minimum	No maximum residential density	Street setback: 0 ft min
Street frontage: 45 ft min		Lot line setback: 0 ft min
Lot coverage: 100% max		Building height: 80 ft max

Here's the information page for the Downtown Zoning District. You can see the Permitted and Conditional Uses for both Residential and Nonresidential use. Conditional use always requires a hearing by the Development Review Board (DRB). **Please note the Area, Density, & Dimensional Standards section at the bottom -** these standards control the size and placement of what you can build on your property, and how much you can subdivide it.

Have more questions?

No problem!

Simply call or text
(802) 535-5940 to schedule a
Zoning Q&A appointment
with your friendly neighborhood
Zoning & Planning Administrator.

Happy building!

