

TOWN OF ST. JOHNSBURY

NOTICE OF PUBLIC HEARING

Notice is hereby given to the residents of the Town of St. Johnsbury that the St. Johnsbury Planning Commission will hold a public hearing at The Welcome Center in the Town of St. Johnsbury, on **Tuesday, September 16, 2025, at 7PM**. The hearing will be held for public review of and comment on a Bylaw Modernization to the St. Johnsbury Zoning and Subdivision Code of Ordinance (Land Use By-laws) pursuant to Title 24 VSA, Ch. 117 §§ 4441-4444.

Full context of the proposed modifications and the Planning Commission's report are available in the Town Clerk's office or online at STJVT.com. The proposed updated changes to the zoning map are available at: <https://placesense.maps.arcgis.com/apps/Compare/index.html?appid=babc67f553784c588515a5779bbc545b>. Maps are also available on the Town of St. Johnsbury web page.

The proposed changes to the adopted Zoning Bylaw represent a major change to support housing development and make the town zoning bylaws compliant with recent changes in state law. The proper title for this report is Bylaw Modernization. The proposed changes to the Zoning Bylaw have been made to support development by making the permitting process clearer and more efficient including:

- 1) **Allowing the Design Advisory Committee to advise both the DRB and administrative officer and adding review process and criteria**
- 2) **Defining major and minor site plans and major change to conditional use along with a process for the administrative officer to act on minor site plan review.**
- 3) **Adding language to allow waivers under certain conditions and an associated process for applicants to request waiver along with criteria for the DRB to review.**

The proposed changes have been made to the zoning district map and Zoning Bylaw to comply with new state laws and to better align with town plan goals including increasing housing development opportunities, including:

- 1) **Adding a new Downtown District,**
- 2) **Replacing Residential Town, Residential A, and Residential B with Residential 15, 10, 5 and 1, with revised dimensional standards.**
- 3) **Combining Rural Lands One and Two into one Rural District**
- 4) **Revisions to manufactured home and manufactured home park development standards**
- 5) **Removal of sections on Temporary Overnight Shelters and Transitional Residence**

The changes include, from the first public hearing, substantial changes to Rural lands from the originally approved final draft, particularly regarding lot sizes, setbacks and frontage.

The changes also include, from recent public hearings, substantial changes to all zones, in regard to agriculture and farming, permitted and conditional uses.

The following sections of the St. Johnsbury Zoning Bylaw have proposed changes:

Proposed changes to the entire list, with some exceptions and many deletions, of St. Johnsbury Zoning Bylaws: Major changes. Some sections have a sentence or word change.

Section 101, 101.3 Enactment, Name, Authority, and Effective Area.

Section 103.8 Administrative Officer

Section 104.4 Development Review Board

Section 105.1 – 105.5 Design Advisory Committee

Section 202.02, 202.03	Zoning Permits
Section 203.02 - .07	Site Plan Review
Section 204.01 - .06	Conditional Use Review
Section 205.01 - .04	Waivers
Section 208.02	Enforcement
Section 301.01 - .06	Zoning Districts
Section 303.01	Generally Permitted Uses
Section 306.01 - .05	Downtown Zone
Section 307.01 - .04	Mixed Use Zone
Section 308.01 - .04	Residential 15
Section 309.01 - .04	Residential 10
Section 310.01 - .04	Residential 5
Section 311. 01 - .04	Residential 1
Section 312.01 - .04	Commercial
Section 313.01 - .04	General Business
Section 314.01 - .04	Health Services
Section 315.01 - .05	Rural
Section 316.01 - .03	Conservation
Section 317.01 - .04	Overlay Districts
Section 401.01 - .02	Existing Small Lots
Section 404.01 - .13	Off Street Parking
Section 418.01 - .05	Manufactured Homes and Manufactured Home Parks
Section 701 A – Z	Definitions

The proposed amendments and definitions are consistent with the goals and policies of the St. Johnsbury Town Plan.