

## St. Albans Bay Village Core District (Replaces St. Albans Bay Overlay District) **DRAFT 10/2023**

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### Existing St. Albans Bay Overlay District Purpose Statement

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.

- *What's missing?* Walkability, sidewalks, types of residential development, scale of commercial development, density compared to rest of town, form and number of stories of buildings, public space and uses, Lake Champlain influence.
- *Example from Enabling Better Places:* The central mixed-use area of villages and hamlets, often oriented along a single street with a mix of housing and small-scale businesses in a walkable setting.

Draft purpose statement for consideration: The purpose of the St. Albans Bay Village Core District is to enable residential, commercial, civic and public uses in a concentrated area that maintains and furthers the village's historic character. The historic character consists of a small, walkable village with historic architecture and a modest network of local streets oriented around and influenced by Lake Champlain's St. Albans Bay. A variety of housing sizes and types mixed with small-scale commercial and public uses with small but varied setbacks are situated along Lake Rd and Georgia Shore Road and the side streets of Chubb and Cherry Streets.

St. Albans Bay Village Core District Boundary: Convert the existing St. Albans Bay Overlay District to the St. Albans Bay Village Core District. It will not be an overlay and the Mixed Commercial/Residential District in this area will be eliminated. The only potential change to consider is whether the area between Chubb Street and Little County Road should be included in the Village District or the Residential District. [Will provide visuals of boundary at meeting]

### Residential District surrounding St. Albans Bay Village Core District

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#### Existing Residential District Purpose Statement

The purpose of the Residential District is to provide areas for residential development that maintains the characteristics of existing neighborhoods and sets aside areas for new residential-only development.

- *What's missing?* The intention of allowing neighborhood scale commercial/mixed use development.
- *Example from Enabling Better Places:* A primarily residential area located walking distance to downtowns or village centers that may offer a variety of housing types.
- *Considerations:* Should the Residential and Mixed Commercial/Residential be replaced with a Neighborhood 1 and Neighborhood 2 District, with one allowing for more commercial, mixed uses and density than the other?

**Proposed edit to Residential District Purpose Statement:** The purpose of the Residential District is to provide areas for medium to high density residential neighborhoods. There are five areas designated as residential districts that vary in their specific characteristics and potential for infill and growth. These areas are located in the following areas:

- 1) Surrounding the St. Albans Bay Village Core District,
- 2) On the western side of St. Albans City extending towards St. Albans Bay but not including the Lake St. corridor,
- 3) The residential neighborhoods south of Exit 19 between Route 7 and Route 104,
- 4) On Lower Newton Road just beyond the St. Albans City boundary, and
- 5) The neighborhood around the north end of High Street, not extending past Route 105.

Residential District standards will ensure that infill and new growth aligns with the established character of existing neighborhoods. Streets and lots will be walkable with pedestrian amenities and trail connections where appropriate. ~~for residential development that maintains the characteristics of existing neighborhoods and sets aside areas for new residential-only development.~~

**St. Albans Bay Village Core Proposed Dimensional Standards**

**Height Standard:** Increase maximum height of 35 feet to 40 feet to ensure that a 3-story building with a commercial first floor will be allowable.

Height (Maximum)	40 feet or 3 stories, whichever is shorter.
Story (new definition): The part of a building between any floor and the next floor above, and if there is no floor above, then the ceiling above. A basement is a story if its ceiling has one-half of its clear story height above grade level of the lot and is used as the first floor of the building on which it is included. A half story means a space under a pitched roof which has the line of intersection of roof decking and wall face not more than four feet above the top floor level. Half stories are counted as a single story under these regulations.	
Measuring Height (existing language, with proposed edit): As applied to a structure, the vertical distance measured from the finished grade to the peak of the roof, <u>including any mechanical equipment or other rooftop features but excluding roof top solar arrays</u> . Where a structure is located on sloping terrain, the height may be measured from the average ground level along the wall of the structure.	

**Minimum Lot Size, setbacks and frontage:** Reduce minimum lot size to 8,700 sq. ft. (approximately 1/5 acre) in the St. Albans Bay Village Core District. This will align better with the small historic lots in the village area and provide for opportunity for small scale infill development. Setbacks and frontage are reduced to align with the smaller lot size.

*The table below includes bylaw changes currently under consideration with tracked changes in **Red** AND additional suggestions primarily related to the St. Albans Bay Village District in **Blue**.*

	Bay Village	St. Albans Bay Overlay	Residential	Mixed Commercial/ Residential (Outside GC)	Commercial (Outside GC)	Lakeshore
Minimum Lot Size	<u>8,700 sq. ft.</u>	30,000 sq. ft.	30,000 sq. ft. (for single unit dwellings and other) 20,000 sq. ft. per dwelling unit <b>8,700 sq. ft.</b>	30,000 sq. ft. (for single unit dwellings and other) 5,000 sq. ft. per dwelling unit <b>7,500 sq. ft.</b>	<b>5,000 sq. ft.</b>	20,000 sq. ft.

	Bay Village	St. Albans Bay Overlay	Residential	Mixed Commercial/ Residential (Outside GC)	Commercial (Outside GC)	Lakeshore
With off-site community, or public water and sewer		20,000 sq. ft.	20,000 sq. ft. (for single unit dwellings) 7,500 sq. ft. (for multi-family)	20,000 sq. ft. (for single unit dwellings and other) 5,000 sq. ft. (for multi-family)	5,000 sq. ft.	15,000 sq. ft.
Front Setback	15 ft.	20 ft.	30 ft. 20 ft.	30 ft. 20 ft.	25 ft.	25 ft.
Side & Rear Setbacks	10 ft.	10 ft.	25 ft. 15 ft.	25 ft. 15 ft.	20 ft.	10 ft.
Lakeside Setback	75 ft.	75 ft.				75 ft.
Planned Unit Development Perimeter		0 ft.	25 ft.	25 ft.		25 ft.
Frontage	60 ft.		100 ft. 60 ft.	100 ft. 60 ft.	100 ft. 60 ft.	100 ft.
Frontage Single family		100 ft.	125 ft.	100 ft.		
Frontage Two family dwelling+ other uses		100 ft.	150 ft.	125 ft.		
Frontage Multi-Family			150 ft.	125 ft.		
Frontage Agricultural Uses			125 ft.	175 ft.		
Maximum Lot Coverage (building + parking)	85%	60%	85%	65% 75%	75%	
Maximum Height	40 ft., 3 stories	35 ft. 36 ft., 3 stories	35 ft. 40 ft., 3 stories	50 ft. 45 ft., 3 stories 45 ft., 4 stories	60 ft., 3 stories 60 ft., 5 stores	35 ft. 36 ft., 3 stories

Zoning District	Bay District	St. Albans Bay Overlay	Residential	Mixed Residential/ Commercial	Commercial	Lakeshore
<b>RESIDENTIAL USES</b>						
Dwelling, Single Unit	P	P	P	P	X	P
Dwelling, 2-4 unit	P	P	P	P	X	P

Zoning District	Bay District	St. Albans Bay Overlay	Residential	Mixed Residential/ Commercial	Commercial	Lakeshore
Dwelling, Seasonal	X	X	C	X	X	P
Dwelling, Small Multi-Unit	P	C	C	C	C	C
Dwelling, Multi-Unit Large	C	X	X	C	C	X
Mobile Home Park	X	X	C	C	C	X
<u>Planned Unit Development (Residential)</u>	X	<u>P</u>	<u>P</u>	<u>P</u>	X	<u>P</u>
<b>PERMITTED WITH SINGLE UNIT DWELLING</b>						
Dwelling, Accessory	X	P	P	P	X	P
Family Child Care Home	<u>P</u>	P	P	P	X	P
<u>Residential Care Home or Group Home (&lt; 9 people)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b>AGRICULTURAL USES (DISCUSS NEW APPROACH TO PERMITTING AGRICULTURAL USES)</b>						
Agricultural or Farming		P	X	X	X	X
Agricultural Structures		X	X	X	X	P
Community Garden		P	P	P	C	C
Farmstand		X	C	X	X	X
Cannabis Cultivation		X	X	X	C	X
Dwelling, Farm Labor		C	P	P	X	P
Farming, Onsite Sales		C	C	C	X	C
<b>RETAIL COMMERCIAL USES</b>						
Building Contractor Shop	<u>X</u>	X	X	X	C	X
Convenience Store	<u>P</u>	C	C	C	C	C
Retail Business	<u>P</u>	C	X	C	C	X
Retail Cannabis	<u>X</u>	X	X	X	C	X
Supermarket	<u>X</u>	X	X	X	C	X
<b>FOOD ESTABLISHMENTS</b>						
Fast Food Restaurant	<u>X</u>	X	X	X	C	X
Restaurant	<u>P</u>	C	X	C	C	C
<u>Pub, Tavern, Bar</u>	<u>P</u>	<u>C</u>	X	<u>C</u>	<u>C</u>	<u>C</u>
<b>PROFESSIONAL AND SERVICE COMMERCIAL USES</b>						
Bank	<u>P</u>	X	X	C	C	X
Business Services	<u>P</u>	C	X	C	C	X
Funeral Home	<u>C</u>	C	X	C	C	X
Professional Office	<u>P</u>	C	X	C	C	C
Publisher, Printer	<u>C</u>	X	X	X	C	X

Zoning District	Bay District	St. Albans Bay Overlay	Residential	Mixed Residential/ Commercial	Commercial	Lakeshore
<b>LODGING</b>						
Lodging Establishment	<u>C</u>	C	X	C	C	C
Campground	<u>X</u>	X	X	X	X	C
<b>AUTO RELATED USES</b>						
Camping Sales and Services	<u>X</u>	X	X	X	C	X
Convenience Store with fuel pumps	<u>X</u>	X	X	C	C	X
Equipment Sales and Service (Small)	<u>X</u>	C	X	C	C	X
Equipment Sales and Service (large)	<u>X</u>	X	X	X	C	X
Motor Vehicle Repair, Service or Sales	<u>X</u>	X	X	X	C	X
<u>Car Wash</u>	<u>X</u>	<u>C</u>	X	<u>C</u>	<u>C</u>	X
Service Station	<u>X</u>	X	X	X	C	X
<b>PUBLIC SERVICE AND PUBLIC RECREATION USES</b>						
Municipal Parks	<u>P</u>	P	P	P	X	P
Essential Public Services	<u>C</u>	C	X	C	C	X
Public Facilities	<u>C</u>	<u>CX</u>	<u>CX</u>	<u>CX</u>	C	C
<b>RECREATION, LEISURE, ENTERTAINMENT, ARTS, RELIGION (NOT PUBLIC)</b>						
Artist Studio	<u>P</u>	C	X	C	X	C
Club	<u>C</u>	C	X	C	C	X
Indoor Theater	<u>C</u>	X	X	X	C	X
Parks	<u>P</u>	C	C	C	C	C
Place of Worship	<u>C</u>	C	C	C	C	C
Recreation Center	<u>C</u>	C	C	C	C	C
Rental of Outdoor Recreation Equipment	<u>C</u>	X	X	X	X	C
Theater	<u>C</u>	C	X	C	C	C
<b>LAKESHORE RELATED</b>						
Seawall	<u>P</u>	P	P	X	X	P
Marina	<u>C</u>	C	X	X	X	C
<b>OTHER COMMERCIAL</b>						
Agribusiness	<u>C</u>	C	X	C	C	X
Veterinary Office	<u>C</u>	X	X	X	C	X
Indoor Storage	<u>C</u>	C	X	C	C	X
<u>Outdoor Storage</u>	<u>X</u>	<u>C</u>	X	<u>C</u>	<u>C</u>	X

Zoning District	Bay District	St. Albans Bay Overlay	Residential	Mixed Residential/ Commercial	Commercial	Lakeshore
Kennel, Animal Shelter, Animal Boarding	X	X	X	X	C	X
Modular and Mobile Home Sales	X	X	X	X	C	X
Light Industry	X	X	X	X	C	X
Multi-Use Building	C	C	C	C	C	C
Planned Unit Development (Mixed Uses)	C	C	C	C	C	C
Research and Testing Facility	X	X	X	X	C	X
Storage and Distribution Facility	X	X	X	X	C	X
Transportation Terminal	X	X	X	X	C	X
Warehousing	X	X	X	X	C	X
<b>HEALTH CARE AND PUBLIC HEALTH RELATED SERVICES</b>						
Assisted Living Facility	C	C	X	C	X	X
Residential Care Home or Group Home	C	X	C	X	X	X
Skilled Nursing Facility	C	C	X	C	C	X
Social Services	C	X	X	X	X	X
Emergency Shelter	P	P	X	P	P	X
<b>EDUCATION AND DAYCARE USES (PUBLIC AND PRIVATE)</b>						
Family Child Care Facility	C	X	C	C	X	C
Day Care Center	C	C	C	C	C	C
Educational Facility	C	C	C	C	X	X

## Use Definitions

You have proposed a modification to the Dwelling, Multi-Unit Small. This will also require changing the existing definition of Dwelling, 2-unit to Dwelling, 2-4 Unit.

Separate Veterinary Office from Kennel, Animal Shelter and Animal Boarding?

Discuss Accessory On-Farm Business, limitations on regulating accepted agricultural practices and farm structures, etc.

## Proposed Consideration for Uses Per Lot

Revise section 3.3 in the following way:

### 3.3 - 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 multi-use building or as part of a Planned Unit Development.

Multiple principal structures may be permitted on a single lot, provided density and/or lot coverage requirements are not exceeded, subject to the following standards:

4.1.5.1. Village Center District and Village Residential District: Two principal structures shall be permitted, subject to site plan review, provided the second principal structure meets the dimensional standard for a "carriage house" in the District in which the lot is located. Additional principal structures on a single lot may be permitted subject to PUD review. 4.1.5.2. Village Gateway Commercial Districts: Multiple principal structures may be permitted, subject to site plan review, provided additional principal structures meet the definition of a "frontage building." 4.1.5.3. Village Gateway Rural: On any lot containing a single family dwelling, a second principal structure containing a home occupation or outdoor recreation may be permitted, subject to site plan and conditional use review by the DRB. Additional principal structures on a single lot may be permitted subject to PUD review.

Commented [GB1]: Adapt to St. Albans Town