

# 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, 51 Depot Square, St. Johnsbury, Vermont on June 7, 2016 at 6:00 PM. The hearing will be held for public review of and comment on amendments to Zoning By-laws pursuant to Title 24 VSA, Ch. 117 §§ 4441-4444.

### **The purposes of the amendments follow:**

**Section 303 Generally Permitted Uses:** The following uses are generally permitted in all zoning districts. *[add: "A zoning permit is required in accordance with Section 202.1.]*

### **Section 311 Mixed Use:**

- Change Retail sale to Retail Store (to fit with definition) this will stay in Permitted Uses.
- Add Motor Vehicle Sale and Repair to Conditionally permitted

### **Definitions:**

**Large Retail store:** Currently reads: Shop or store comprising ~~seventy-five thousand (75,000)~~ *[change to "twenty-five thousand (25,000)"]* square feet or more or gross floor area for the sale of retail goods, personal service shop and department store; and shall exclude any drive-up service, free-standing retail stand, gasoline service and motor vehicle repair service, new and used car sales service, trailer and mobile home sales and service, convenience store *[add: and controlled substance dispensary.]*

**Retail Service:** Establishments providing services or entertainment, as opposed to products, to the general public, including, *[add: but not limited to, ]*finance, real estate and insurance, photography studios, hair care and grooming services, amusements and recreation services, health, educational and social services or dental or eye care offices.

**Retail Store:** Shop and store comprising twenty-five thousand (25,000) square feet or less of gross floor area for the sale of retail goods, personal service shop and department store; and shall exclude any drive-up service, temporary stands or vehicles used by street vendors, gasoline service and motor vehicle repair service, new and used car sales service, trailer and mobile home sales and service, convenience store *[add: and controlled substance dispensary].*

**Service Area:** Trash storage, loading dock or bulk non-vehicle storage (Sec. 419).

**Commercial Event Venues:** Outdoor spaces and/or whole or partial buildings, including, but not limited to, barns and other accessory structures, offered to the public to conduct private or public functions such as large meetings, conferences, exhibits, banquets, and celebrations. Food and beverage may be prepared and/or catered at these locations. Appropriate State and Municipal licenses and permits must be obtained.

**Commercial Event Venues** would be Conditionally Permitted in all districts except Conservation.

Dated in St. Johnsbury, Vermont May 17, 2016 St. Johnsbury Planning Commission