

NOTICE OF PUBLIC HEARING
ST. ALBANS CITY COUNCIL, 6:30 PM, MONDAY, APRIL 13, 2015
ST. ALBANS CITY HALL, 100 NORTH MAIN STREET, ST. ALBANS, VT

The St. Albans City Council will hold a public hearing and second reading to consider proposed revisions to the St. Albans City Land Use Development Regulations and solicit public input. The primary purpose of the revisions is to create a new Medical Institution Zoning District. After the hearing, the Council might vote on whether or not to adopt the revisions.

The proposed revisions include:

Section 301 Districts Established: Add the Medical Institution (MI) District to the list of districts.

Section 303 Intent of Districts: Add the description and intent of the MI District.

Section 304 Permitted and Conditional Uses: List permitted and conditional uses in the MI District with a focus on hospital, medical and other related uses. Remove the Public Facilities use from the Low Density Residential District. Remove the Clinic and Medical Facility uses from the Low Density Residential District. Existing uses of these types would be allowed to continue as legal nonconformities.

Section 306 Dimensional Requirements: Include the MI District and institute appropriate standards.

Section 307 Additional Provisions: Include the MI District in reference to site planning, off street parking, etc.

Section 412 Non-Conforming Uses and Structures: Include the MI District in reference to specific non-conformity standards.

Section 515 Off-Street Parking and Loading: Include the MI District in reference to parking standards and requirements. Address certain parking in the proposed MI District in front of principal buildings. Clarify City-wide standard for parking on the side of principal buildings. Clarify the review process for shared off-site parking or parking that is located on a property that straddles the City-Town political boundary.

Section 516 Landscaping, Buffering, Setbacks and Grading: Include buffering requirements specific to the MI District and to other situations where non-residential uses and districts border residential uses/districts.

Section 517 Signs: Include the MI District in reference to signage standards.

Article 10 Zoning and Design Review District Boundaries: Add boundary descriptions for MI District and make related alterations to Low Density Residential District boundaries. Make other technical corrections associated with past district amendments.

Official Zoning Map: Add MI District

Purpose: The purpose of these proposed revisions is to create a land use district that more appropriately reflects the current uses and character and future needs of the Northwestern Medical Center parcels at the northeast end of Fairfield Street and remove the need to include hospital/medical uses in residential districts. Provisions are also proposed to guide the effects of MI District uses on surrounding residential districts and the eastern gateway to the City. Other changes are made to the Low Density Residential District to prevent any new medical uses. Other City-wide amendments are proposed to clarify the review standards for parking on the side of principal buildings and the process for shared off-site parking or parking that is located on a property that straddles the City-Town political boundary. Some technical corrections are proposed to make district boundary descriptions more accurate.

Geographic Areas Affected: The Northwestern Medical Center parcels at the northeast end of Fairfield Street. Some clarifications to Public Facilities, Clinic and Medical Facility uses will affect the Low Density Residential district. Clarifications to parking on the side of principal structures and to shared parking situations will apply City-wide.

These proposed revisions may be viewed at the St. Albans City Clerk's Office, St. Albans City Hall, 100 North Main Street or at www.StAlbansVT.com/Development. If special accommodations are required, please contact Chip Sawyer at 802-524-1500 x259 or c.sawyer@stalbansvt.com.

**ST. ALBANS CITY PLANNING COMMISSION
REPORT ON PROPOSED BYLAW REVISIONS**

Drafted November 28, 2014, Revised January 15, 2015, Approved February 16, 2015

The St. Albans City Planning Commission is considering the following proposed revisions to the Land Development Regulations:

Section 301 Districts Established: Add the Medical Institution (MI) District to the list of districts.

Section 303 Intent of Districts: Add the description and intent of the MI District.

Section 304 Permitted and Conditional Uses: List permitted and conditional uses in the MI District with a focus on hospital, medical and other related uses. Remove the Public Facilities use from the Low Density Residential District. Remove the Clinic and Medical Facility uses from the Low Density Residential District. Existing uses of these types would be allowed to continue as legal nonconformities.

Section 306 Dimensional Requirements: Include the MI District and institute appropriate standards.

Section 307 Additional Provisions: Include the MI District in reference to site planning, off street parking, design review, etc.

Section 412 Non-Conforming Uses and Structures: Include the MI District in reference to specific non-conformity standards.

Section 515 Off-Street Parking and Loading: Include the MI District in reference to parking standards and requirements. Address certain parking in the proposed MI District in front of principal buildings. Clarify City-wide standard for parking on the side of principal buildings. Clarify the review process for shared off-site parking or parking that is located on a property that straddles the City-Town political boundary.

Section 516 Landscaping, Buffering, Setbacks and Grading: Include buffering requirements specific to the MI District and to other situations where non-residential uses and districts border residential uses/districts.

Section 517 Signs: Include the MI District in reference to signage standards.

Article 10 Zoning and Design Review District Boundaries: Add boundary descriptions for MI District and make related alterations to Low Density Residential District boundaries. Add MI District to the DR4 Gateway Design Review District. Make other technical corrections associated with past district amendments.

Official Zoning Map: Add MI District

Design Review District Map: Add MI District to the DR4 Gateway Design Review District.

Purpose: The purpose of these proposed revisions is to create a land use district that more appropriately reflects the current uses and character and future needs of the Northwestern Medical Center parcels at the northeast end of Fairfield Street and remove the need to include hospital/medical uses in residential districts. Provisions are also proposed to guide the effects of MI District uses on surrounding residential districts and the eastern gateway to the City. Other changes are made to the Low Density Residential District to prevent any new medical uses. Other City-wide amendments are proposed to clarify the review standards for parking on the side of principal buildings and the process for shared off-site parking or parking that is located on a property that straddles the City-Town political boundary. Some technical corrections are proposed to make district boundary descriptions more accurate.

These proposed revisions would further the goals and policies contained in the St. Albans City Municipal Plan:

- by addressing the hospital, which is a special use depicted in the Existing Land Use map and Form and Use map;
- by including uses in the Medical Institution District that reflect the goal to “ensure Saint Albans City residents have access to a wide variety of health care services in a number of different forms;”
- by enabling Northwestern Medical Center to further invest in health care (Economic Development goal);
- by ensuring “design standards and/or guidelines are incorporated into development review in the Downtown and major corridors;”
- while also protecting the interests of pre-existing adjacent residential uses and the City’s eastern gateway.

These proposed revisions would have no effect on the availability of safe and affordable housing in the City. No existing residential uses are being rezoned, and provisions are being included to protect adjacent residential uses.

These proposed revisions would not be incompatible with the proposed future land uses and densities of the Municipal Plan. These revisions address the hospital, which is a special use depicted in the Existing Land Use map and Form and Use map of the St. Albans City Municipal Plan.

These proposed revisions would neither inhibit nor carry out any specific proposals for any planned community facilities.

The Planning Commission approved the proposed changes on February 16, 2015 and referred them to the City Council for further hearings.

For more information, please contact:

Chip Sawyer

Director of Planning & Development
City of St. Albans
100 North Main St.
St. Albans, VT 05478
Email: c.sawyer@stalbansvt.com
Phone: 802-524-1500 x259

[Existing regulations. For reference only.]

Article 2 Definitions

ACCESSORY USE

A use incidental and subordinate to the principal use and located on the same lot as the principal use.

ACCESSORY STRUCTURE

A structure detached from a principal building located on the same lot and customarily incidental and subordinate to the principal building or use.

BUILDING HEIGHT

The vertical dimension as measured from the average elevation of the finished lot grade of the street frontage of the building, to the highest point of the finished roof including mechanical devices on a flat roof and the average height of rise, including mechanical devices, in the case of a gable, hip, gambrel or similarly shaped roofs. (See Figure1)

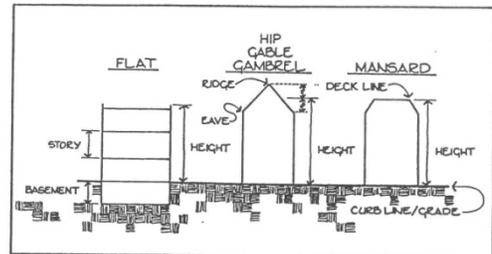


Figure 1
BUILDING HEIGHT

CLINIC/MEDICAL FACILITY

A building used by a group of physicians, dentists or other licensed health care practitioners using shared facilities and having the ability to treat multiple patients for the diagnosis and out-patient treatment of human ailments on an outpatient basis.

HOSPITAL

An institution providing primary health services for the medical or surgical care of sick or injured persons, or for the care of persons with contagious or infectious diseases. A hospital may provide care on both an out-patient basis and in-patient basis and may include related facilities such as laboratories, outpatient facilities, training facilities, medical offices and staff residences.

[Existing regulations. For reference only.]

Section 519 Performance Standards

In accordance with Section 4414(5) of the Act, in all districts the following performance standards together with all applicable state standards must be met.

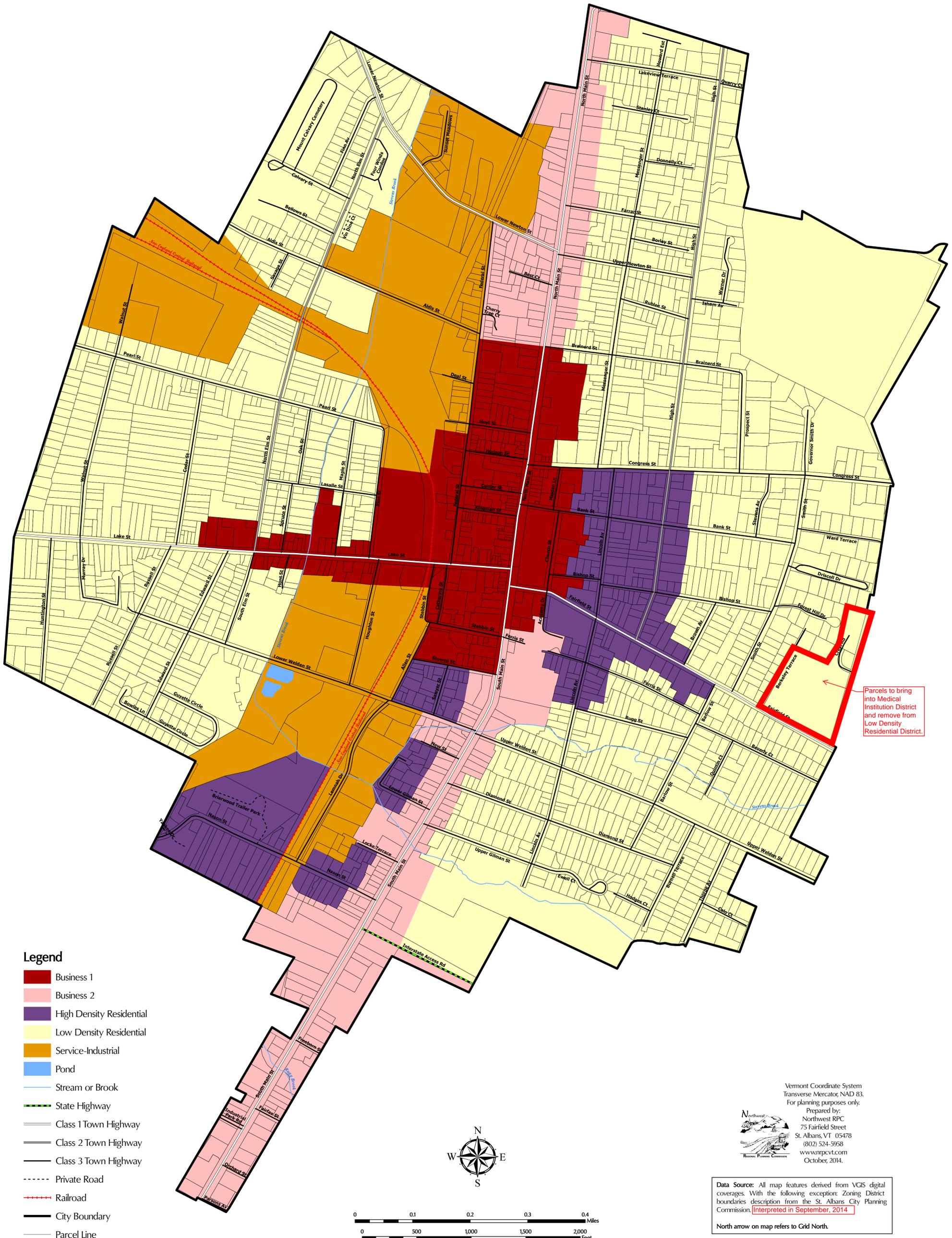
A. Noise

No noises shall be permitted in excess of the following levels specified in Table 1 as measured at or within the property lines of a receiving property.

Table 1

Receiving Property	Time of Day	
	6:00 AM – 9:00 PM	9:00 PM – 6:00 AM
Located in LDR or HDR Zoning District	60 dBA	55 dBA
Located Elsewhere	65 dBA	65 dBA

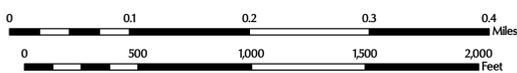
ST ALBANS CITY Official Zoning Map



Parcels to bring into Medical Institution District and remove from Low Density Residential District.

Legend

- Business 1
- Business 2
- High Density Residential
- Low Density Residential
- Service-Industrial
- Pond
- Stream or Brook
- State Highway
- Class 1 Town Highway
- Class 2 Town Highway
- Class 3 Town Highway
- Private Road
- Railroad
- City Boundary
- Parcel Line

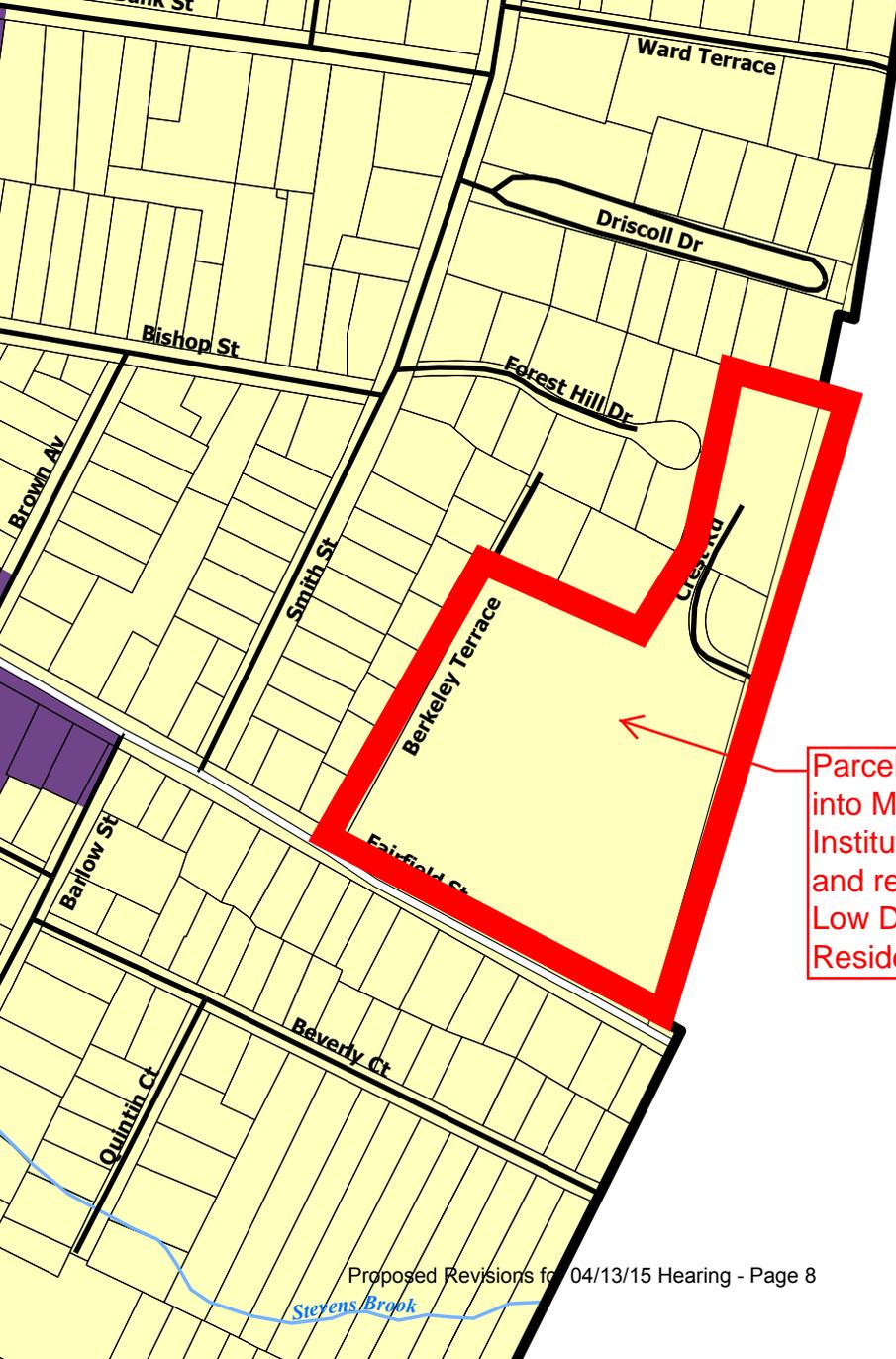


Vermont Coordinate System
Transverse Mercator, NAD 83.
For planning purposes only.
Prepared by:
Northwest RPC
75 Fairfield Street
St. Albans, VT 05478
(802) 524-5958
www.nrpcvt.com
October, 2014.



Data Source: All map features derived from VGIS digital coverages. With the following exception: Zoning District boundaries description from the St. Albans City Planning Commission, Interpreted in September, 2014

North arrow on map refers to Grid North.



Parcels to bring into Medical Institution District and remove from Low Density Residential District.

The Council of the City of St. Albans hereby ordains...

St. Albans City Land Development Regulations – Revisions Proposed

Text to be added is underlined and text to be deleted is ~~struck out~~.

Article 3

District Regulations

Section 301 Districts Established

For the purposes of these regulations the City of St. Albans is hereby divided into the following zoning districts:

- Low Density Residential – LDR
- High Density Residential District – HDR
- Business Districts:
 - Central Business Subdistrict – B1
 - Transitional Business Subdistrict – B2
- Medical Institution District – MI
- Service-Industrial District – S-IND
- Flood Hazard Overlay District – FHOD

Section 302 Zoning District Boundaries

A. Official Zoning Map

The boundaries of the zoning districts established in this Article are as shown upon the Official Zoning Map of the City of St. Albans which shall be located in the Zoning Office; except that, the FHOD - Flood Hazard Overlay District is not shown on the Official Zoning Map. This district includes all areas in the City of St. Albans identified as areas of special flood hazard on the National Flood Insurance Program maps published by the Federal Emergency Management Agency which are hereby adopted by reference and are on file in the Zoning Office.

The City of St. Albans Official Zoning Map shall be the final authority as to the current zoning status of the land and water areas, buildings and other structures in the City.

B. Interpretation of District Boundaries

1. District boundaries shown within the lines of roads, streams and transportation rights of way shall be deemed to follow the center of the right-of-way. The abandonment of roads shall not affect the location of district boundaries. When the Zoning Administrator cannot definitely determine the location of a district boundary by such

center lines, by the scale or dimensions stated on the zoning map, or by the fact that it clearly coincides with a property line, the applicant shall be referred to the Development Review Board before taking any action. The Development Review Board shall interpret the location of the district boundary with reference to the scale of the zoning map and the purposes set forth in all relevant provisions of this bylaw.

2. In the Flood Hazard Overlay District, base flood elevations and floodway limits provided by the National Flood Insurance Program in the Flood Insurance Study and accompanying maps, where available (Zones A1-A30, AE and AH), shall be used to administer the provisions of this bylaw. In areas where base flood elevations and floodway limits have not been provided by the National Flood Insurance Program (Zone A), base flood elevation and floodway information available from State or Federal agencies or other sources shall be obtained and reasonably utilized to administer the provisions of this bylaw.

Section 303 Intent of Districts

A. LDR-Low Density Residential

The intent of this District is to maintain within the City a pleasant and uncrowded residential area, and to encourage appropriate development and/or redevelopment that will complement the existing residential land use. This area shall be primarily for single-family dwellings, along with accessory uses. A variety of other residential uses, along with selected non-residential uses may be allowed as conditional uses, provided they meet all applicable standards and can be shown to be compatible with the district's objectives.

B. HDR- High Density Residential

The intent of this district is to provide an area within the City for moderately dense residential development and growth, while maintaining a safe and healthy atmosphere for the district's residents. Single-family dwellings shall be permitted uses within this district, along with accessory uses. A variety of other residential uses, along with selected non-residential uses may be allowed as conditional uses, provided they meet all applicable standards and can be shown to be compatible with the district's objectives.

C. Business Districts

It is the intent of the Business District to provide for a wide range of commercial and related activities to safeguard and enhance the City's role as the economic center of northwestern Vermont. It is also the intent of this district to protect the historic and cultural characteristics which distinguish the City of St. Albans, and to enable a diverse range of uses, which contribute to the vitality and diversity of the Business District and to expand the tax base. Toward these ends, the Business District is composed of two subdistricts: B1 - Central Business Subdistrict and B2 -Transitional Business Subdistrict.

1. B1- Central Business Subdistrict

It is the intent of the B1 - Central Business Subdistrict to provide for a diverse range of business and service uses within the traditional business center of the City. The subdistrict is intended to protect and enhance the function of the downtown area as the primary commercial, financial, retail and governmental center of the region. It is designed to accommodate a wide variety of commercial activities, particularly those which benefit from pedestrian activity and access. Design criteria for the subdistrict

are intended to protect the National Landmark Historic District and the special urban features of Taylor Park.

2. B2 – Transitional Business Subdistrict

It is the intent of the B2 - Transitional Business Subdistrict to provide for the location of a wide range of business activities. These activities support the function of St. Albans as the primary business center in the region and provide a wide range of goods and services for local and regional needs outside the downtown area. These areas are convenient to customers, preserve the carrying capacity of streets and require the provision of off-street parking and loading. Design criteria for the subdistrict are intended to encourage the expanded use and preservation of existing buildings or new construction, alterations, and enlargements compatible with the architectural character of the subdistrict.

D. MI – Medical Institution District

It is the intent of the MI Medical Institution District to provide a suitable location for health services of regional importance and associated uses. The district is currently dominated by the Northwestern Medical Center hospital. This district provides good transportation and infrastructure access. Due to this district's proximity to residential uses, special attention should be paid to the performance standards found in Section 519 of these regulations. Due to the location of the district at the eastern gateway to the City, ample setbacks are provided along frontage, and special attention should be paid to lot and building design.

DE. S-IND – Service Industrial District

It is the intent of the S-IND Service Industrial District to provide for the location of a wide variety of service, industrial, manufacturing, distribution and research facilities providing employment opportunities and broadening of the tax base of the City. These locations provide good transportation and infrastructure access. All uses shall be in conformance with the performance standards found in Section 519 of these regulations. Due to the location of the district adjacent to residential areas, buffering shall be required to minimize conflicts between non-residential uses and residential districts.

EF. FHO- Flood Hazard Overlay District

The intent of this district is to minimize future public and private losses caused by development in flood hazard areas. Designation of this district is also required for the City's continued eligibility in the National Flood Insurance Program. Included in this district are all areas of special flood hazard as shown on the latest National Flood Insurance Program maps. The Flood Hazard Overlay District overlaps other districts established in this Bylaw; where the provisions of the underlying district differ from those of the Flood Hazard Overlay District, the more restrictive shall govern.

Section 304 Permitted and Conditional Uses

	L D R	H D R	B 1	B 2	<u>M</u> <u>I</u> <u>C</u>	S- I N D
USES						
<u>Accessory Use in Medical Institution or Service Industrial District¹</u>					<u>C</u>	<u>C</u>
Adult Business or Adult Entertainment Establishment (Section 408)						C
Assembly and exhibition halls			C	C		
Banks and other financial institutions			P	P		
Bar, nightclub			C	C		
Bed & Breakfast/Lodging House	C	C	C	C		
Building contractor's facility						P
Building Contractor's facility with inside storage of equipment				C		
Car wash/ automatic car wash				C		C
Cemetery		C		C		
Clinic	€	€				
Clinic / Medical Facility	€	C	C	C	<u>C</u>	
Clubs, Social, private and fraternal and similar uses			C	P		
Community Center	C	C	C	C		
Community House				C		
Congregate Housing	C	C		C		
Convenience Store			P	C		P
Day Care Facility in accordance with Section 405		C	C	C		C
Day Care Home, Large Family in accordance with Section 405	P	P	P	P		P
Day Care Home, Small Family in accordance with Section 405	P	P	P	P		P
Drive-in or drive-through facilities used in connection with office, clerical, research and services not primarily related to goods or merchandise			C	C		
Dry cleaner, Laundromat			P	C		
			P	P		
Dwelling units located second floor and above, when 1 st floor is commercial			P	P		
Dwelling units on first floor when located outside the Historic District and when entire property is used for residential purposes						
Dwelling, Multiple Family		C		C		
Dwelling, Single family	P	P		C		
Dwelling, Two family	C	C		C		
Funeral homes			C	C		
Group homes in accordance with Section 501	P	P	P	P		P
Home Industry in accordance with Section 404	C	C	C	P		P
Home occupation in accordance with Section 403	P	P	C	P		P
Homeless shelter			C			
Hospital					<u>C</u>	
Hotels, dormitories			C	C		
Industrial/commercial dry cleaner/ laundry						P
Kennel						C
Library, museum, art gallery or center, etc.			C	P		

¹ This entry does not place any limitation on consideration of Accessory Uses in other Districts.

	L D R	H D R	B 1	B 2	<u>M</u> <u>I</u>	S- I N D
USES						
Manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembling of goods, merchandise and equipment with all operations conducted entirely within fully enclosed building			C	C		P
Mobile home park in accordance with Section 406		C				
Motor Vehicle Body and Repair Shop			C	C		P
Motor Vehicle Fuel Dispensary, principal or accessory			C ²	C		P
Motor Vehicle Service Station			C	C		P
Motor Vehicle Sales			C	C		P
Motor vehicles parking lot not associated with principal use			C			C
Nursery schools		C	C	C		
Nursing care or intermediate care institution for children or adults				C	<u>C</u>	
Office, clerical, research and services not primarily related to goods or merchandise			P	C		P
Other educational or cultural uses			C			
Personal services			P	P		
<u>Place of Worship</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>
Planned unit development (Section 413)				C	<u>C</u>	C
Planned unit development, residential uses only (Section 413)	C	C				
Public Facility: as described in Section 410 of these regulations, <u>unless specifically listed elsewhere in this table.</u>	<u>C</u>	C	C	C		C
Recreation (private)						C
Recreation, amusement and entertainment (private)				C		
Recreation, amusement and entertainment uses with activity conducted within and/or outside a building or structure			C			
Restaurant/café			P	C		
Sales and rental of goods, merchandise and equipment with no building, no outside storage, such as open air markets			C			C
Sales and rental of goods, merchandise and equipment within fully enclosed building, outside storage			C	C		C
Sales and rental of goods, merchandise and equipment within fully enclosed building, no outside storage			P	C		P
School, Commercial		C	P	P		C
<u>School, Certified/Licensed</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>		<u>C</u>
Scrap material, salvage yard, junk yard, etc.						C
Soup Kitchen			C			C
Service-Industrial Accessory Use						<u>C</u>
Storage and parking			C	C		C
Storage, Warehouse and Distribution Facilities						P
Structures accessory to dwelling	P	P	C	P		C
Transportation facility, including bus and train stations			C	C		C
Utility facilities						C

² Not allowed in the St. Albans Historic District.

USES	L D R	H D R	B 1	B 2	<u>M</u> <u>I</u>	S- I N D
Veterinary hospital				C		C

P – Permitted Use (allowed by approval of Zoning Administrator), in accordance with Section 601
C – Conditional (allowed by approval of Development Review Board), in accordance with Section 602

Section 305 Flood Hazard Overlay District

[No revisions proposed for this section.]

Section 306 Dimensional Requirements

	LDR	HDR	B1	B2	MI	S-IND
Minimum Lot Area:	single family 9,500 sq. ft. multi family 5,000 sq. ft./ unit two family and all other uses 12,000 sq. ft.	single family 7,500 sq. ft. multi family 5,000 sq. ft./ unit two family and all other uses 10,000 sq. ft.	2,000 sq. ft./dwelling unit for new construction	single family 7,500 sq. ft. multi family 5,000 sq. ft./unit two family and all other uses 7,500 sq. ft. Congregate housing 2,000 sq. ft. per unit	<u>Congregate housing 2,000 sq. ft. per unit.</u> <u>All other uses 12,000 sq. ft.</u>	10,000 sq. ft.
Minimum Lot Width:	single family 75 ft. all other uses 100 ft.	75 ft.	20 ft.	75 ft.	<u>100 ft.</u>	100 ft.
Minimum Setbacks:						
Front -	20 ft., or average of all buildings within 200 ft. of side lot lines ³	10 ft., or average of all buildings within 200 ft. of side lot lines ³	0 ft., where a front setback is provided is shall not exceed 10 ft. ³	Average of all buildings within 200 ft. of side lot lines ³	<u>See Section 306b below.</u>	20 ft., or average of all buildings within 200 ft. of side lot lines ³
Side -	single family dwelling 10 ft. all other uses 15 ft. accessory structure 5 ft. ^{2,3}	single family dwelling 10 ft. all other uses 15 ft. accessory structure 5 ft. ^{2,3}	0 ft. Where a side setback is provided the maximum dimension shall not exceed 10 ft. ^{1,3}	all other uses 10 ft. ¹ accessory structure 5 ft. ^{1,2,3}	<u>10 ft. with buffering required.</u>	10 ft or as otherwise required or waived under Section 516 or Section 604.
Rear -	accessory structure 5 ft. All other uses 20 ft. or the average setback of all existing buildings within 200 ft of the side property lines	accessory structure 5 ft. All other uses 20 ft. or the average setback of all existing buildings within 200 ft. of the side property lines	All other uses 0 ft. ¹	accessory structure 5 ft. All other uses 10 ft. ¹	<u>10 ft. with buffering required.</u>	10 ft or as otherwise required or waived under Section 516 or Section 604.
Maximum Building Height: In accordance with section 513	28 ft.	28 ft.	60 ft.	28 ft., or height of pre-existing structure in conformance with Sect. 513	<u>28 ft. high within 55 ft. of a side or rear setback, otherwise 60 ft. high.</u>	40 ft.
Maximum Lot	40%	50%	100% as allowed by	70%	<u>Area</u>	Area remaining after

Coverage:			Sections 515 and 516, and Section 603		<u>remaining after required setbacks and buffer areas are met.</u>	required setbacks and buffer areas are met.
------------------	--	--	---------------------------------------	--	--	---

Footnotes:

1. Or as otherwise required in accordance with Section 516.
2. As accessory to a residence, a dog house, or child’s play house or tree house, or temporary seasonal pools (section 407), or a shed or similar structure with a floor area of not more than 96 square feet and a height of not more than 10 feet may be located within any required yard, except the front yard, but not closer than 2 feet from any property line.
3. Public Interest Markers, as enabled in Section 517.4, are allowed within the required front setback, at a minimum of 5 feet from the public right of way or property line, except for in the B1 District where there shall be no required setback.

Section 306b. Front Setbacks for Medical Institution District

<u>Type</u>	<u>Setback</u>
<u>Structures:</u>	<u>160 feet</u>
<u>Parking and vehicular circulation within 150 feet of the St. Albans City and Town political boundary:</u>	<u>30 feet</u>
<u>Parking and vehicular circulation outside 150 feet of the St. Albans City and Town political boundary:</u>	<u>125 feet</u>

Section 307 Additional Provisions

A. Site Plan Review

Site Plan Review shall be conducted pursuant to Section 603 of these regulations, and shall be required for the following uses.

1. LDR, HDR districts: all uses other than single-family and two-family dwellings except as required elsewhere in these regulations.
2. B1, B2, MI, S-IND districts: all new construction, enlargement or exterior alteration of structures and changes in parking or parking requirements except for one and two family dwellings, except as required elsewhere in these regulations.

B. Off-Street Parking and Loading

1. LDR, HDR, B2, MI, S-IND Districts: required in accordance with the requirements of Section 515 of these regulations.
2. B1 District: required for lots more than one acre in this subdistrict. Site Plan approval by the Development Review Board is required and Section 515 of these regulations will apply except for Section 515.7. Parking is not required in the B1 subdistrict on lots less than one acre. If parking is provided on lots less than one acre, site plan approval by the Development Review Board is required and all Sections of 515 of these regulations shall apply, except for Section 515.7.

C. Signs

All Districts - Signs shall be provided in accordance with the requirements of Section 517 of these regulations.

D. Design Review

1. B1 District – Design review is required as provided in Article 7 of these regulations for all new construction; enlargement or exterior alteration because of the special historic nature of this district to ensure new development is compatible with the fundamental design elements of the subdistrict. The Design Advisory Board shall refer to the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
2. B2 District – Design review is required for all new construction, enlargement or exterior alteration of structures as provided in Article 7.

E. Landscaping, Buffering, Setbacks and Grading

All Districts - Landscaping, buffering, setbacks and grading shall be provided in accordance with the requirements of Section 516 of these regulations.

F. Performance Standards:

All Districts - Performance standards shall be in accordance with the requirements of Section 519 of these regulations.

The Council of the City of St. Albans hereby ordains...

St. Albans City Land Development Regulations – Revisions Proposed

Text to be added is underlined and text to be deleted is ~~struck out~~.

Article 4

Regulation of Special and City-Wide Uses

[No revisions proposed prior to Section 412.]

Section 412 Non-Conforming Uses and Structures

Section 412.1 General Provisions

- A.** Nothing contained in these regulations shall require any change in plans or construction of a non-conforming structure for which a zoning permit has been issued, and which has been completed within one year from the effective date of these regulations.
- B.** Nothing in these regulations shall permit the use of any portion of a structure declared unsafe by a proper authority nor the continuation of a condition declared to be a health hazard by an appropriate authority.
- C.** No provision of this bylaw shall prevent the normal maintenance associated with non-conforming uses and non-conforming structures, provided that such action does not increase the degree of non-compliance. In the event this provision conflicts with design review regulations, design review regulations shall govern.
- D.** If the non-conformance is related to signs, Section 517 shall apply.

Section 412.2 Non-Conforming Uses

Any non-conforming use of structures or land, may be continued indefinitely, but

- A.** Shall not be moved, enlarged, altered, extended reconstructed, or restored, including the addition of accessory structures, except as specifically provided below in B through D, nor shall any external evidence of such use be increased.
- B.** Shall not be re-established if such use has been discontinued for a period of one year, or has been changed to, or replaced by, a conforming use. Intent to resume a non-conforming use shall not confer the right to do so.
- C.** Shall not be restored to other than a conforming use after 75% damage from any cause,

unless the non-conforming use is reinstated within one year of such damage. If the restoration of such building is not completed within one year, the non-conforming use of such building shall be deemed to have been discontinued, unless such non-conforming use is carried on without interruption in the undamaged part of the building.

- D.** Any residential use which under these regulations is non-conforming may be altered or extended, including the addition of accessory structures, if such alteration or extension does not result in additional dwelling units or the addition of other non-conforming uses.
- E.** Any non-conforming parking in LDR, HDR, B1, ~~or B2~~, or MI Districts may not be altered or extended, except to conform to these regulations.
- F.** All non-conforming, non-residential uses in LDR and HDR shall be required to meet the criteria found in Section 705(C).

Section 412.3 Non-Conforming Structures

The following provisions shall apply to Non-Conforming Structures:

- A.** A non-conforming structure, 75% of whose market value has been destroyed from any cause, shall not be rebuilt unless in compliance with these zoning regulations in regards to setbacks, area, height, etc.
- B.** A non-conforming structure may be extended, providing that the extension is in conformance with all provisions of these regulations.

[No revisions proposed subsequent to Section 412.]

The Council of the City of St. Albans hereby ordains...

St. Albans City Land Development Regulations – Revisions Proposed

Text to be added is underlined and text to be deleted is ~~struck out~~.

Article 5

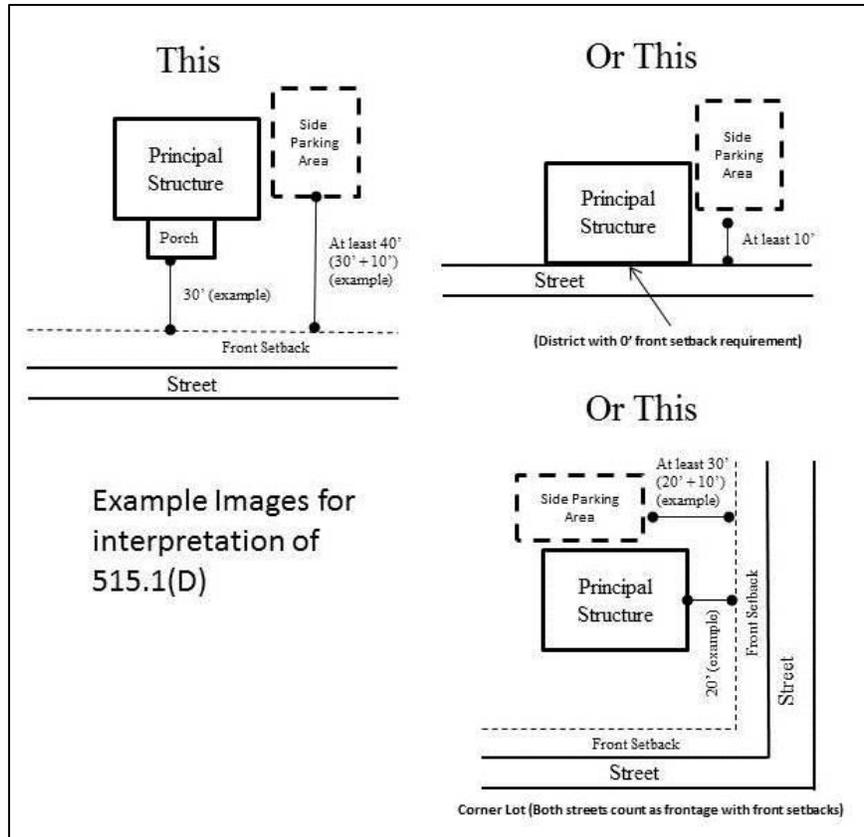
General Regulations

[No revisions proposed prior to Section 515.]

Section 515 Off-Street Parking and Loading

Section 515.1 General Requirements

- A. Parking of any nature shall not be allowed in the required front yard setback area in any LDR, HDR, B1, ~~or B2~~, or MI district, except for parking existing prior to the adoption of these regulations.
- B. When a site plan is required in LDR or HDR, existing non-conforming parking must, as determined by the Development Review Board, be brought into conformance.
- C. When site plan approval is required in B1 or B2, existing non-conforming parking must, as determined by the Development Review Board, be required to conform to these regulations. Parking is not required in the B1 subdistrict on lots less than one acre. If parking is provided on lots less than one acre, site plan approval is required and all Sections of 515 of these regulations shall apply, except for Section 515.7.
- D.** Parking shall be to the side and rear of the principal building or in the driveway with uses other than those in existence prior to adoption of these regulations or otherwise exempt by these regulations. When parking is provided on the side for uses other than those in existence prior to adoption of these regulations or other circumstances exempt by these regulations, the distance between the parking area and the front setback must be ten feet further than the distance between the front-most portion of the principal building and the front setback.
 - a. Parking is allowed in front of principal buildings in the MI district as long as the entirety of that parking is within 150 feet of the St. Albans City and Town political boundary.



~~E.~~ In the event that parking is provided at the side of the building, no parking space shall be within 10 feet of the front of the principal building.

F.E. All parking spaces for other than a single or two-family dwelling or accessory apartment shall be so designed and maintained that no parking or maneuvering incidental to parking shall be on any public street or walk, and so that any vehicle may be parked and removed without moving another.

G.F. The number of parking spaces required shall be in accordance with Section 515.7, Table of Off-Street Parking Requirements. For any use not listed, the Development Review Board shall determine the parking spaces required.

H.G. In LDR and HDR districts, required off-street parking shall be provided on the same or adjacent lot as the building or other use which they serve. In all other districts off-site parking may be considered by the Development Review Board in site plan review.

I.H. Parking spaces for persons with disabilities shall be provided for all commercial uses. The size, number and location of spaces shall comply with State regulations and the requirements of the Americans with Disabilities Act.

Section 515.2 Location and Access

Access to parking areas and maneuvering areas shall be designed to assure, so much as possible, the safety of vehicles and pedestrians, and so as to not obstruct the free flow of traffic on public streets.

Section 515.3 Parking Design Standard

- A.** Parking spaces are dimensioned to reflect adequate parking area for standard sized cars and small trucks and shall be maintained as such. If parking spaces are required for large vehicles, these shall be designated separately and will be in addition to those required for cars.
- B.** The minimum size of a parking space shall be a rectangle measuring 9 feet x 18 feet, except that for full-time employee parking such space may be reduced to 8.5 feet x 18 feet.
- C.** The width of all aisles providing direct access to individual parking spaces shall be in accordance with the requirements specified below. Unless the parking angle is 90 degrees, only one way traffic shall be permitted in aisles serving a single row of parking.

Minimum aisle width shall be twelve feet. Aisle width for angled parking shall be provided according to the following table:

Parking Angle (degrees)	Aisle Width (feet)
30	12
45	13
60	18
90	20

- D.** In all districts, where more than eight parking spaces are required under these regulations, the entire parking area, including parking spaces and maneuvering lanes shall be surfaced with asphalt or concrete paving and shall be striped to delineate parking spaces and lanes.
- E.** If any driveway, parking area, or off-street loading area is located within 100 feet of a residential district, and it is not required under these regulations to be paved, it shall be stabilized or otherwise treated to prevent dust. Before site plan approval is granted, the applicant shall present a management plan to be followed in this regard.
- F.** Off-street parking areas shall be drained so as to dispose of all surface water accumulated in the parking area in such a manner as to preclude drainage of water onto adjacent properties or toward buildings.
- G.** All lighting used to illuminate any off-street parking area shall be so installed as to be confined within and directed onto the parking area only.

Section 515.4 Landscaping and Screening

Landscaping for accessory off-street parking lots shall serve as an aid in controlling pedestrian circulation, enhancing environmental and aesthetic conditions, reducing storm water runoff in paved areas, and the glare of automobile lights.

For all accessory off-street parking lots of nine (9) spaces or more the following provisions apply.

- A. When a lot is located adjacent to a public right-of-way, provisions should be considered to reduce the visual impact of the lot, including, but not limited to, landscape setbacks, grade changes, landscape berms or the preservation of existing vegetation.
- B. Along the perimeter of the parking lot, provisions to reduce the visual impact and noise to neighboring properties shall be provided. These provisions may include a landscaped strip around the lot to be planted with shade trees and low shrubs.
- C. For the interior of the lot, a suitable area may be provided for the purpose of planting shade trees or other appropriate vegetation.
- D. Landscaping shall be provided so as to not interfere with site distances at adjacent street intersections or parking lot access points.
- E. Interior area lighting is encouraged. Luminaries shall not cause glare to adjoining properties.

Section 515.5 Shared Parking for Multiple Uses

- A. Joint parking facilities for ~~two~~ multiple different land uses may be shared, upon approval of the Development Review Board, where it can be demonstrated that the ~~two~~ uses have different principal operating hours or that enough capacity exists for all uses at the same time, based on an analysis of the off-street parking requirements of the uses (Section 515.7). —Where such facilities are proposed, the applicant should submit a parking demand analysis identifying the demand of each component use for various time periods. Changes to any of the component uses that would impact their off-street parking requirements must be made known to the City permitting office, in order to ensure that the permit approval of the shared parking facility is still valid. Shared parking areas in the Business Districts, MI District, and S-IND-Service-Industrial District may be located on lots adjacent to the principal use or within four hundred (400) feet thereof or if regular shuttle service is provided by the applicant and/or one of the other component users.
- B. Properties or projects that span the City political boundary may treat their parking area outside the City as a joint parking facility, as in Item A. above. The portion of use(s) on the property/project outside the City would be subject to the same analysis as a component use, as above, and changes to the degree of use outside the City portion of the property/project must be made known to the City permitting office, in order to ensure that the permit approval of the City portion is still valid.

Section 515.6 Off-Street Loading and Unloading

An off-street loading area, which is logically and conveniently located for bulk pickups and deliveries, and scaled to the delivery vehicles expected to be used, shall be required of all commercial and industrial uses. The placement of the loading area shall be such that it is accessible even when all required off-street parking spaces are filled. Any required off-street loading area is not to be included as part of required off-street parking space.

Section 515.7 Table of Off-Street Parking Requirements

USE	PARKING SPACE REQUIREMENT
RESIDENTIAL	
Dwelling, Two Family	2.5 per dwelling unit
Dwelling, Multi-Family	2.5 per dwelling unit
Multi-unit dwellings located in B1, not in the Historic District	1.5 parking spaces per 1 and 2 bedroom units and 2 per 3 bedroom units, guest parking 1 per 3 units
Dwelling, Single Family	2 per dwelling unit plus 1 per any accessory apartment
Congregate Housing	1.2 per dwelling unit
COMMERCIAL	
Assembly Halls, Church, Other Public Assembly	1 per 4 seats
Banks, and Other Financial Institutions	1 per 250 gross square feet, queuing space of 6 per drive up lane
Bar/Nightclub, etc.	.5 per permitted maximum capacity
Car Wash	1 per 800 gross square feet
Clinic / Medical Facility	1 per 200 gross square feet
Clubs, Social, Private, Fraternal and Similar	1 for every 4 members
Community Center, Community House	As determined by Development Review Board
Convenience Store, Gas Station	1 per 100 square feet and 1 per pump
Correctional Facility	1 per 10 inmates of maximum capacity
Courthouse	As determined by Development Review Board
Daycare Facility	1 per 5 children and 1 per 500 gross square feet
Dry Cleaner	1 per 300 gross square feet
Educational Facilities	1 per 400 gross square feet
Exhibit Halls	1 per 300 gross square feet
Funeral homes	1 per 75 gross square feet
Medical Facility Hospital	2.75 per bed
Hotels, Dormitories, Lodging House, Bed and Breakfast	1 per 2 beds
Junkyard	As determined by Development Review Board
Kennel	1 per 400 gross square feet, no less than 5 spaces
Laundry	1 per 2 wash machines
Library, Museum, Art Gallery, etc.	1 per 700 gross square feet
Motor Vehicle Service	6 per service bay

Motor Vehicle Sales and Service	1 per 400 gross square feet and 6 per service bay
Nursery School	1 per 500 gross square feet
Nursing Care Home	1 per 3 beds
Office/Clerical	3.5 per 1,000 gross square feet
Other Public Assembly	1 per 4 seats
Personal Service	1 per 200 gross square feet
Police/ Fire Station	1 per 300 gross square feet
Post Office	1 per 500 gross square feet
Professional Occupation	1 per 250 gross square feet
Restaurant	1 per 2 seats
Retail Business, Sales and Rental of Goods (unless listed separately)	1 per 250 gross square feet
Theater	1 per 3 seats
Transportation Facility, Bus Station, \Train Station	5 and 1 per 100 square feet of waiting area
INDUSTRIAL	
Manufacturing	1 per 400 gross square feet
Other Uses	As determined by the Development Review Board
Warehouse	1 per 1200 gross square feet

Section 516 Landscaping, Buffering, Setbacks and Grading

A. Planting Requirements

The Development Review Board, in determining the amount of planting to be required, shall take into account the following:

1. Existing trees, shrubs, evergreens, and other vegetation to be preserved on the site.
2. Visibility of incompatible or unsightly areas from street and adjoining properties.
3. The need to screen effectively all trash/garbage areas from view of street and adjoining properties.
4. The need to screen effectively all parking areas from streets and adjoining properties.

B. Performance Bond

The applicant shall provide a suitable performance bond or other form of security to guarantee the performance and completion of all required landscaping, site restoration, screening, fencing, paving, striping and public improvements. In the case of landscaping, bonding shall be sufficient to guarantee all plantings for a period of two years.

C. Buffers

~~Where properties used for non-residential purposes abut residential properties, buffers areas will be provided and maintained on the non-residential property for the purpose of reducing the visual impact of the non-residential use.~~ Properties in non-residential land

use districts will provide buffer areas along where they abut residential districts (LDR and HDR), regardless of the use of the abutting property. And non-residential uses will provide buffer areas along where they abut residential uses within the same land use district. Buffers will be installed and maintained according to the following rules:

1. Buffer areas shall consist of a strip of land with a width as specified in section 516D, below. Buffers shall include hedges and/or solid fencing and/or natural or man-made landforms. The hedges, fencing or landforms shall have a minimum height of five feet and shall provide adequate privacy to the surrounding residential land use. Plantings will consist of dense evergreens or other suitable plantings and shall be of a size and shape approved by the Development Review Board. The area of the buffer not used for plantings and/or fencing shall be planted with grass and/or landscaped and maintained in good appearance.
2. Within a buffer area, there shall be no storage areas, service areas, parking or loading facilities, with the exception of access drive(s) and sidewalks into the property.
3. It shall be the responsibility of the owner of the ~~non-residential~~ property ~~for upon~~ which the buffer is required to maintain and replace, when necessary, such plantings, fences and/or land forms.

D. Buffer Widths:

The width of buffer areas shall be as specified below:

1. Where any ~~non-residential~~ land use in a business or MI district abuts land in any residential district, ~~the side and/or rear yard setbacks,~~ of at least 10 feet in width shall be maintained as a buffer in the yard which adjoins the residential district.
2. Where any non-residential land use in a residential district abuts any residential land use in a residential district, a strip of land at least fifteen (15) feet in width shall be maintained as a buffer in the yard which adjoins the residential uses.
3. Where a service industrial district abuts or adjoins a residential district, a strip of land at least twenty (20) feet in width shall be maintained as a buffer in the yard that adjoins the residential uses.
4. Where any new non-residential land use abuts any existing residential land use within a ~~business district or service industrial~~ non-residential district, a buffer as defined in Section 516C, is required. The buffer and its included elements shall be of sufficient height, width and character to screen out all outdoor lighting from view of the ground floor of the adjacent residential buildings.

E. Off-street Parking Areas:

Off-street parking areas shall be screened from view of the public right-of-way by a strip equal to the front yard setback and shall be landscaped as described in Section 516C. Landscaping and/or screening shall be installed in a manner consistent with the safety of pedestrian and vehicular traffic. All new off-street parking areas shall be suitably buffered to screen out all outdoor lighting from the view of the ground floor of adjacent residential buildings.

F. Districts Separated By-by A-a Public Right-Of-Way:

Where a public right-of-way separates a residential district from any non-residential district, the above standards may be modified by the Development Review Board for a specific site plan, if the modifications achieve substantially the same goal of minimizing conflicts between different land uses.

G. Setbacks Areas, Parking

All required setback areas of LDR, HDR, MI, B1 and B2 districts shall be maintained with grass, ground cover, garden, shrubs and/or trees, and there shall be no storage areas, service areas, or parking or loading facilities, with the exception of access drives and sidewalks into the property. Where access drives and sidewalks encroach into the side or rear yard setback areas, fencing and/or additional landscaping may be required to protect adjoining properties under site plan review (see Section 603) for other than one or two family properties. The location of accessory structures shall be governed by the Table of Dimensional Standards in Section 306.

H. Street Tree Planting

In the Business Districts, street tree planting may be required to create a new tree line or to maintain the existing tree line. If street trees at planting are required, minimum size for shade trees shall be 2.5" to 3" caliper.

I. Screening of Service Areas

In any district, all areas designated, used or intended to be used as service areas for any building or land use, other than one family and two family dwelling units, shall be screened from view with a wall, a solid fence or a hedge to the height of at least five (5) feet above grade level.

In Service Industrial Districts all outdoor storage of materials and equipment, including waste storage facilities, shall be stored located away from the view of abutting residential districts and screened from view from adjacent streets.

J. Grading

No grading cut or fill shall be carried out in any district which leaves the slope of the finished grade in excess of a one to two ratio.

Section 517 Signs

Section 517.1 General Regulations and Standards

A. Purposes

The purposes of these sign regulations are: to encourage the effective use of signs as a means of communication in the City of St. Albans; to maintain and enhance the aesthetic environment and the City of St. Albans's ability to attract sources of economic development and growth; to improve pedestrian and traffic safety; to minimize the possible adverse effect of signs on nearby public and private property including other signs; to ensure that all signs are orderly, readable, and uncluttered; and to enable the fair and consistent enforcement of these sign restrictions.

B. Design Advisory Board Oversight

The Zoning Administrator shall provide the Design Advisory Board (DAB) a quarterly report on submitted signage applications to inform the board on the administration of these regulations. The DAB shall review sign applications pursuant to Section 517.2(A) when referred by the Zoning administrator and in conformance with these regulations except for instances where the DAB may alter or waive dimensional requirements due to space constraints.

C. Signs Allowed on Private Property with and without Permits

1. Signs shall be allowed on private property in the City of St. Albans in accordance with, and only in accordance with Table 1 of Section 517.1(K). If the letter “P” appears for a sign type in a column, such a sign is allowed without prior permit approval in the zoning districts represented by that column. If the letter “S” appears for a sign type in a column, such a sign is allowed only with prior permit approval in the zoning districts represented by that column. Special conditions may apply in some cases. If the letter “N” appears for a sign type in a column, such a sign is not allowed in the zoning districts represented by that column under any circumstances
2. Although permitted under the previous paragraph, a sign designated by an “S” or “P” in Table 1 of Section 517.1(K) shall be allowed only if:
 - a. The sum of the area of all building and freestanding signs per business conforms with the maximum permitted sign area as determined by the formula for the zoning district in which the lot is located as specified in Table 2 of Section 517.1(K);
 - b. The size, location, and number of signs on the lot conform with the requirements of Table 3 and Table 4 of Section 517.1(K), which establish permitted sign dimensions by sign type, and with any additional limitations listed in Table 1 of Section 517.1(K);
 - c. The characteristics of the sign conform with the limitations of Table 5 of Section 517.1(K), Permitted Sign Characteristics, and with any additional limitations on characteristics listed in Table 1 of Section 517.1(K).
 - d. The design, construction and maintenance of the sign are in conformance with the Section 517.1(E).

D. Signs Requiring Permits

1. If a sign requiring a permit under the provision of these regulations is to be placed, constructed, erected, or modified on a lot, the owner of the lot shall secure

a sign permit prior to the construction, placement, erection, or modification of such a sign in accordance with the requirements of Section 517.2(A).

2. No sign shall be erected in the public right-of-way except in accordance with Section 517.1(I).
3. No sign permit of any kind shall be issued for a proposed sign unless such sign is consistent with the requirements of Section 517 in every respect or has received approval from the DAB pursuant to Section 517.2(A)(5)(b).
4. Maintenance of existing signs that require a permit according to Table 1 of Section 517.1(K) do not require a permit if the maintenance includes normal cleaning, repair, or upkeep and does not alter the size, shape, color or wording of the existing sign.
5. The relocation of a sign from one lot to another shall require a new permit pursuant to Section 517.2(A).

E. Design, Construction, and Maintenance

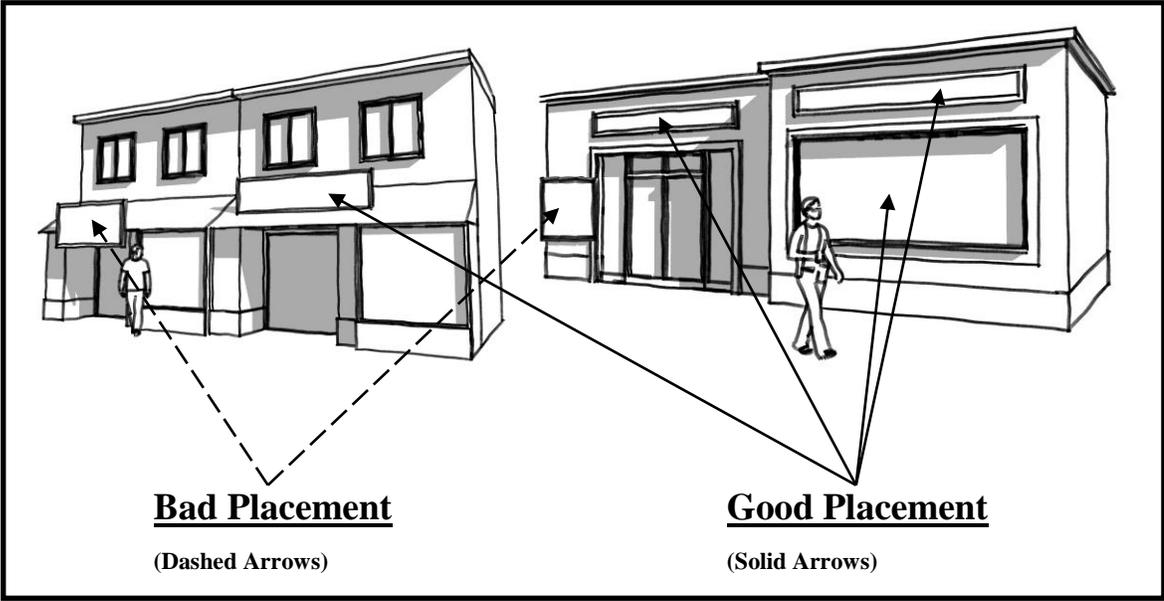
All signs shall be designed, constructed, and maintained in accordance with the following standards:

1. All signs shall be appurtenant to or on the same lot as the business it pertains to.
2. All construction, fixtures, wiring and installations shall conform to all applicable State and National fire prevention, building and electrical codes and shall be maintained in conformance with said codes and with these regulations at all times.
3. All electrical boxes and transformers shall be integrated into the sign and/or support structure design or shall be otherwise screened to minimize the visual impact of such electrical components.
4. Except for banners, flags, temporary signs, and window signs conforming in all respects with the requirements of these regulations, all signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure so as to be able to withstand all predictable environmental conditions and wind loads.
5. No sign, flag, banner or similar display shall physically or visually impede vehicular or pedestrian traffic by design, illumination, color or placement. All signs shall have sufficient clearance so as to provide clear and unobstructed visibility for vehicles entering and leaving the public right-of-way and, if

illuminated, the light shall not be directed toward any public roadway or adjacent use.

- 6. Sign placement and proportions shall respect and respond to the architectural features of the building to which it is affixed and shall not conflict with or obscure such features (See Figure 1 for examples).

Figure 1- Examples of Good Sign Placement



- 7. The design features of the sign shall conform with the purposes stated in Section 517.1(A) including, but not limited to, orderly, readable and uncluttered signs.

F. Pre-existing Signs and Non-Conforming Signs

Any non-conforming sign shall not be enlarged, redesigned or altered in any way, other than for ordinary maintenance, except to conform to the requirements of these regulations.

G. Signs Exempt from Regulation.

The following signs shall be exempt from regulation under these regulations:

- 1. Any public notice or warning required by a valid and applicable federal, state, or local law, regulation, or ordinance;
- 2. Any sign inside a building, not attached to a window or door, that is not legible from a distance of more than three feet beyond the lot line of the lot or parcel on which such sign is located;
- 3. Works of art that do not include a commercial message;

4. Holiday lights and decorations with no commercial message between November 15 and the following January 15;
5. Bulletin boards for official and/or public use located on municipal property;
6. Sponsorship and informational signs for recreational fields/parks which are solely used for non-profit recreational activities made available for civic use.
7. A stand-alone LED sign that is less than 2 square feet will not require a permit if it denotes “vacancy”, “open” or a varying price. These signs may include LEDs with no more than 3 colors and shall not be animated or flashing. Other than the color allowance here, such signs must follow all other requirements for LEDs.

H. Signs Prohibited

All signs not expressly permitted under these regulations or exempt from regulation hereunder in accordance with Section 517.1(G) are prohibited in the City of St. Albans. Such signs include, but are not limited to:

1. Pennants;
2. Strings or ropes of light when not permanently mounted to a rigid background or shielded from view of the street and used for the purpose of advertising, displaying or otherwise attracting attention to the premises when not part of a sign or approved street or outdoor lighting, except those exempt under Section 517.1(G);
3. Inflatable signs and tethered balloons;
4. Signs that include the words “stop,” “caution,” or “danger,” or that incorporate red, amber, or green lights which resemble traffic lights, or that resemble “stop”, “yield” or other similar traffic control signs in shape and color, except that Federal, State and Municipal traffic, regulatory, and informational signs are exempt from this requirement;
5. Signs resembling a public street sign placed on public or private property in a manner to cause a driver to think the sign depicts a public street;
6. Signs affixed to a fence, utility pole or utility structure, or to a tree, shrub, rock or other natural object;
7. Signs erected on a gasoline station canopy, except that the logo of a single product line may be erected which does not occupy more than one-quarter the area of a single side border of the gasoline station canopy. Such canopy signs shall be included in the total sign area of the business;

8. Mobile signs or motor vehicles on which is placed or painted a sign parked or positioned in a manner primarily intended to display the sign, excepting those which have been granted a peddler's license or some similar form of approval from the City.

I. Signs in Public Right-of-Way

No signs shall be allowed in the public right-of-way, except for the following:

1. Permanent Signs. Permanent signs, including:

- a. Public signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information, and direct or regulated pedestrian or vehicular traffic;
- b. Bus stop signs erected by a public transit company;
- c. Informational signs of a public utility regarding its poles, lines, pipes, or facilities;
- d. Awning, projecting, and suspended signs projecting over a public right-of-way in conformity with the conditions of Section 517.1(K); and
- e. Sandwich board signs in conformity with the conditions of Table 1 of Section 517.1(K). Such signs shall be located in the public right-of-way only if there is limited space between the building façade and the right-of-way. The sign shall not obstruct or interfere with pedestrian travel and sidewalk function and shall not create a pedestrian or vehicular safety hazard. If located appurtenant to the lot, permission from the affronting land owner must be provided in the permit application, and in such instances, the subject sign shall count towards the allowed quantity of signage of the appurtenant lot on which it will be located.

2. **Emergency Signs.** Emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized or permitted work within the public right-of-way.

3. **Other Signs Forfeited.** Any sign installed or placed on public property, except in conformance with the requirements of this section, shall be forfeited to the public and subject to confiscation. In addition to other remedies hereunder, the City of St. Albans shall have the right to recover from the owner or person placing such a sign the full costs of removal and disposal of such sign.

J. Temporary Signs

All temporary signs shall be permitted pursuant to Section 517.2(A), and in conformance

with the following:

1. Temporary Primary Sign

- a. **Temporary Primary Business Sign** - All temporary signs serving as a primary business sign must be in compliance with the dimensional requirements of the sign type based on Section 517.1(K).

2. Temporary Accessory Signs

- a. All temporary signs serving as accessory business signs must be in compliance with the dimensional requirement of the sign type based on Section 517.1(K).
- b. The following provisions must be complied with for each respective temporary sign type:
 - i. **Construction Signs.** A construction sign is any on-premise sign temporarily identifying the name, address, and other pertinent information of the contractor, architect, landscape architect, and/or engineer', address and other pertinent information. Such signs shall employ temporary methods of installation and shall be removed following the completion of construction. Such signs shall not exceed a combined total of 32 square feet in area.
 - ii. **Residential For Sale or Rent.** One sign not exceeding six (6) square feet in area is permitted for the advertising of the sale or rental of the premises on which it is located and may be maintained on the property for the term of the sale or rental.
 - iii. **Garage Sale.** One sign not exceeding four (4) square feet in area is permitted for advertising a garage sale, tag sale, or other permitted temporary sale on the premises on which it is located and may be displayed for up to 48 hours in advance of the sale and 12 hours after the completion of the sale.
 - iv. **Short-Term Event.** Temporary window signs not exceeding 15% of the display window area or 40% of the display window area combined temporary and primary window sign area with a primary window sign are permitted. Temporary events may not be advertized on a free-standing sign.

K. Sign Standard Tables

Table 1 - Permitted Sign Types By Type and Zoning District

Sign Types	B1	B2	HDR	LDR	MI & S-	INS ^a
------------	----	----	-----	-----	---------	------------------

IND						
<i>Freestanding^j</i>						
Home Occupation	N	N	N	N	N	N/A
Non-Residential	S	S	S	S	S	S
Incidental ^c	P	P	P	P	P	P
Temporary ^g	P	P	P	P	P	P
<i>Building</i>						
Banner ^l	S	S	S	S	S	S
Building Marker ^d	P	P	P	P	P	P
Canopy ^e	S	S	S	S	S	S
Incidental ^c	P	P	P	P	P	P
Marquee	S	S	N	N	S	N
Projecting ^f	S	S	S	S	S	S
Home Occupation	S	S	S	S	S	N/A
Suspended	S	S	S	S	S	S
Temporary (Primary) ^g	S	S	S	S	S	S
Temporary (Accessory) ^g	P	P	P	P	P	P
Wall	S	S	S	S	S	S
Window	S	S	S	S	S	S
<i>Miscellaneous</i>						
Flag ^h	P	P	P	P	P	P
Sandwich Board ^k	S	S	N	N	S	N

P = Allowed w/o sign permit
S = Allowed w/ sign permit
N = Not allowed

a. This column does not represent a zoning district. It applies to institutional uses permitted under these zoning regulations in residential zoning districts. Such uses may include, but are not necessarily limited to, churches, schools, funeral homes, and cemeteries.

b. No commercial message allowed on sign, except for a commercial message drawing attention to an activity legally offered and permitted on the premises.

c. No commercial message of any kind allowed on sign if such message is legible from any location off the lot on which the sign is located

d. May include only the following: building name, date of construction, or historical data on historic site; must be cut or etched into masonry, bronze, or similar material.

- e.** Shall not be internally illuminated or contain neon bulbs.
- f.** Such sign shall be hung at a right angle to the building and shall not project more than four (4) feet from the building. The top edge of the projecting sign panel shall not exceed the height of the bottom edge of second story windowsills.
- g.** The conditions of Section 517.1 (J) of these regulations shall apply.
- h.** Flags of the United States, the state, the city, foreign nations having diplomatic relations with the United States, and any other flag adopted or sanctioned by an elected legislative body of competent jurisdiction, provided that such a flag shall not exceed 60 square feet in area and shall not be flown from a pole the top of which is more than 40 feet in height. These flags must be flown in accordance with protocol established by the Congress of the United States for the Stars and Stripes. Any flag not meeting any one or more of these conditions shall be considered a banner sign and shall be subject to regulation as such.
- i.** Projecting signs shall not project into, above or within ten (10) feet from the curb.
- j.** Freestanding signs over 6 feet in height may have no more than two (2) sides.
- k.** Sign shall maintain a setback of five (5) feet from the public right-of-way, and shall be permitted in the public right-of-way only in conformance with Section 517.1(I)(1)(e)
- l.** May be used only on a temporary basis and regulated pursuant to Section 517.1 (J).

Table 2 - Maximum Total Sign Area Per Business By Zoning District

	B1	B2	HDR	LDR	MI & S-IND	INS ^a
<i>The maximum total area of all signs for a business except incidental, building marker, and identification signs, and flags^b shall not exceed the lesser of the following:</i>						
Maximum Number of Total Square Feet ^c	120	120	60	60	120	60
Square Feet of Signage Per Linear Foot of Street Frontage	1.5	1.5	N/A	N/A	1.5	N/A

a. This column does not represent a zoning district. It applies to institutional uses permitted under these regulations in residential zoning districts. Such uses may include, but are not necessarily limited to, churches, schools, funeral homes, and cemeteries.

b. Flags of the United States, the state, the city, foreign nations having diplomatic relations with the United States, and any other flag adopted or sanctioned by an elected legislative body of competent jurisdiction, provided that such a flag shall not exceed 60 square feet in area and shall not be flown from a pole the top of which is more than 40 feet in height. These flags must be flown in accordance with protocol established by the Congress of the United States for the Stars and Stripes. Any flag not meeting any one or more of these conditions shall be considered a banner sign and shall be subject to regulation as such.

c. The maximum total square feet allowance does not exempt applicants from consideration of architectural features in which case it may reduce the maximum number of total square feet permitted.

Table 3 - Number, Dimensions, and Location of Individual Signs by Zoning District

Sign Types	B1	B2	HDR	LDR	MI & S-IND	INS ^a
<i>Individual signs shall not exceed the applicable maximum number dimensions or setbacks shown on this table and Table 4</i>						
<i>Freestanding</i>						
Area (sq. ft.)	40	40	9	9	40	25
Height (feet)	12	12	4	4	12	5
Setback (sq. ft.) ^b	10	10	10	10	10	10
Number Permitted						
Per Lot	1	1	1	1	1	1
<i>Building</i>						
Area ^c (max. sq. ft.)	N/A	N/A	9	9	N/A	9
Wall Area (percent ^d)	10	10	N/A	N/A	10	N/A
Banner Area (max. sq. ft.)	15	20	20	20	20	20

a. This column does not represent a zoning district. It applies to institutional uses permitted under these regulations in residential zoning districts. Such uses may include, but are not necessarily limited to, churches, schools, funeral homes, and cemeteries.

b. In addition to the setback requirements on this table, signs shall be located such that there is at every street intersection a clear view between heights of three feet and 10 feet in a triangle formed by the corner and points on the curb 20 feet from the intersection or entranceway (See Figure 2 at the end of Section 517.1).

c. Lots fronting on two or more streets are allowed the permitted signage for each street frontage, but signage cannot be accumulated and used on one street in excess of that allowed for lots with only one street frontage.

d. The percentage figure here shall mean the percentage of the area of the wall of which such sign is a part or to which each such sign is most nearly parallel.

e. For all building sign types not including banners.

Table 4 - Number and Dimensions of Certain individual Signs by Sign Type

Sign Type	Number Allowed	Maximum Sign Area	Vertical Clearance	
			From Sidewalk or Private Drive or Parking	From Public Street
<i>No sign shall exceed any applicable maximum numbers or dimensions, or encroach on any applicable minimum clearance shown on this table.</i>				
<i>Freestanding</i>				
Home Occupation, Non-Residential, Incidental	See table 3	See table 3	N/A	N/A
Temporary	2	6 square feet	N/A	N/A
<i>Building</i>				
Banner	2 per business	See table 3	7 feet	12 feet
Building Marker	1 per building		N/A	N/A
Canopy	2 per business	20% surface area	7 feet	12 feet
Incidental	N/A	2 square feet	N/A	N/A
Marquee	1 per building		9 feet	12 feet
Projecting	2 per business	10 square feet	9 feet	12 feet
Home Occupation	1	4 square feet	N/A	N/A
Suspended	4 per business		9 feet	N/A
Temporary (Accessory)	Pursuant to Section 517.1(J)	Pursuant to Section 517.1(J)		
Wall	2 per business		N/A	N/A
Window	2 per business	25% window area	N/A	N/A
<i>Miscellaneous</i>				
Banner		See table 3	9 feet	12 feet
Flag	N/A	N/A	9 feet	12 feet
Sandwich Board	1 per business	9 square feet		

Table 5 - Permitted Sign Characteristics by Zoning District

	B1	B2	HDR	LDR	<u>MI & S-IND</u>	INS ^a
Animated	N	N	N	N	N	N
Changeable Copy	P	P	N	N	P	P
<i>Illumination</i> ^b						
<i>Internal</i> ^{c,f}	P	P	N	N	P	N
<i>External</i> ^d	P	P	P	P	P	P
<i>Exposed bulbs or neon</i> ^{e,f}	P	P	N	N	P	N
Light-Emitting Diode (LED) ^{g,f}	P	P	N	N	P	N
Time and Temperature	P	P	N	N	P	N

P = Permitted

N = Not allowed

a. This column does not represent a zoning district. It applies to institutional uses permitted under these regulations in residential zoning districts. Such uses may include, but are not necessarily limited to, churches, schools, funeral homes, and cemeteries.

b. Only white or off-white light of a constant intensity shall be permitted as the primary light source for any sign. The average level of illumination of a sign face shall not exceed 10.0 foot-candles and the uniformity ratio shall not exceed a 2:1 average to minimum ratio. Shall be lit only during the hours of commercial or organizational operation for the associated use.

c. Shall be permitted only as white or off-white graphics on an opaque dark colored background or as white or off-white halo lighting. The lettering of such internally lit signs shall not exceed 40% of the surface area of the sign, and there shall be minimal, if any, translucence of the opaque background material (See figure 3 at the end of Section 517.1).

d. External lighting shall be designed and aimed to provide illumination of the sign face(s) only and external light sources shall be directed downward and shielded to limit light spill, glare or trespass beyond the sign face(s). The light source should not be visible. (See figure 4 at the end of Section 517.1)

e. Exposed neon shall be permitted only as a minor portion of a sign or sign lighting.

f. Shall not be permitted in the Traditional Downtown Design Review District (DR-1) with the exception of signs for movie theatres and performing arts centers meeting the following conditions: such signs are based on historical precedent, as demonstrated by applicant; the proposed lighting will not create unacceptable glare or light trespass; and the sign lighting and overall design is consistent with industry standards for such sign types.

g. Only lettering and logo elements and not the background may be illuminated on an LED display. The refresh rate for any changing message on an LED display shall not be less than 30 seconds.

Figure 2 – Illustration of Vision Clearance Area

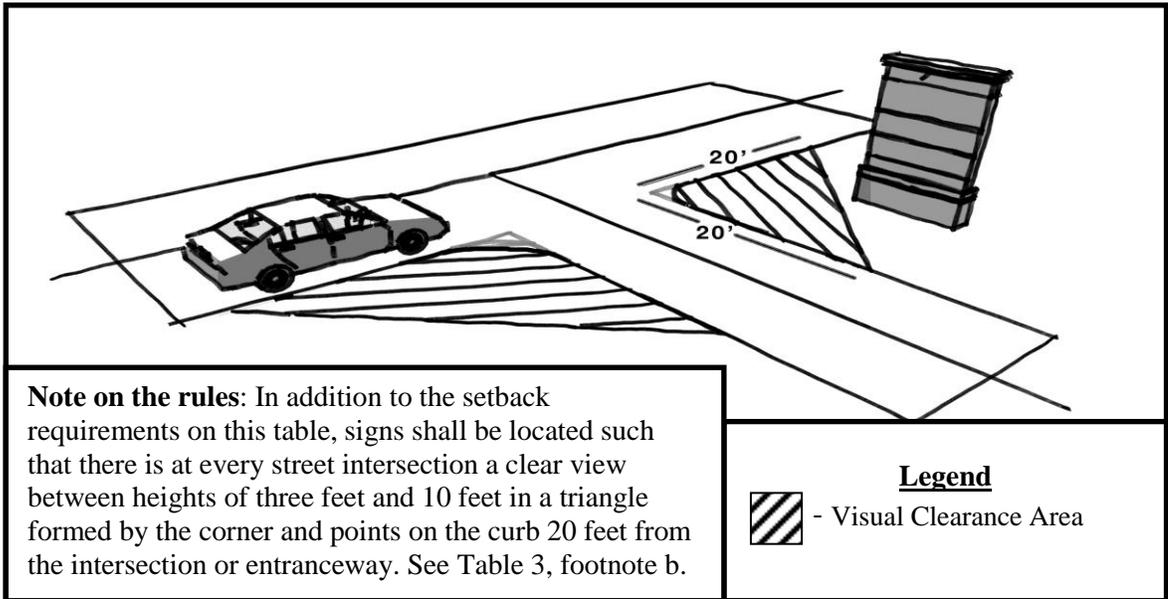


Figure 3 – Illustration of White or Off-White Graphics on Opaque Background versus Opaque Lettering on White Background

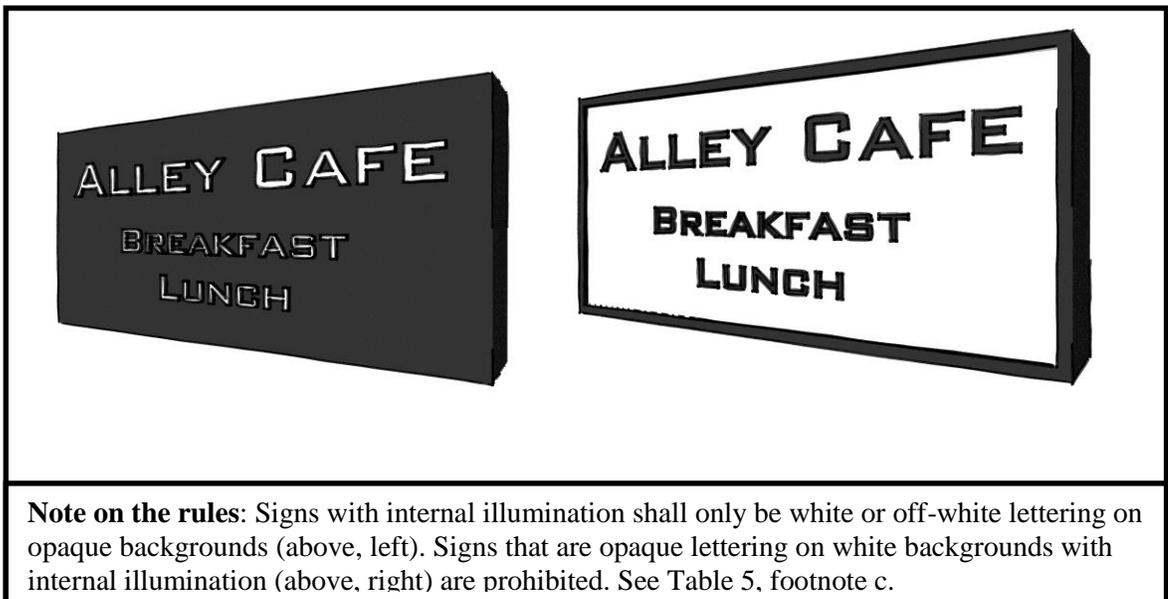
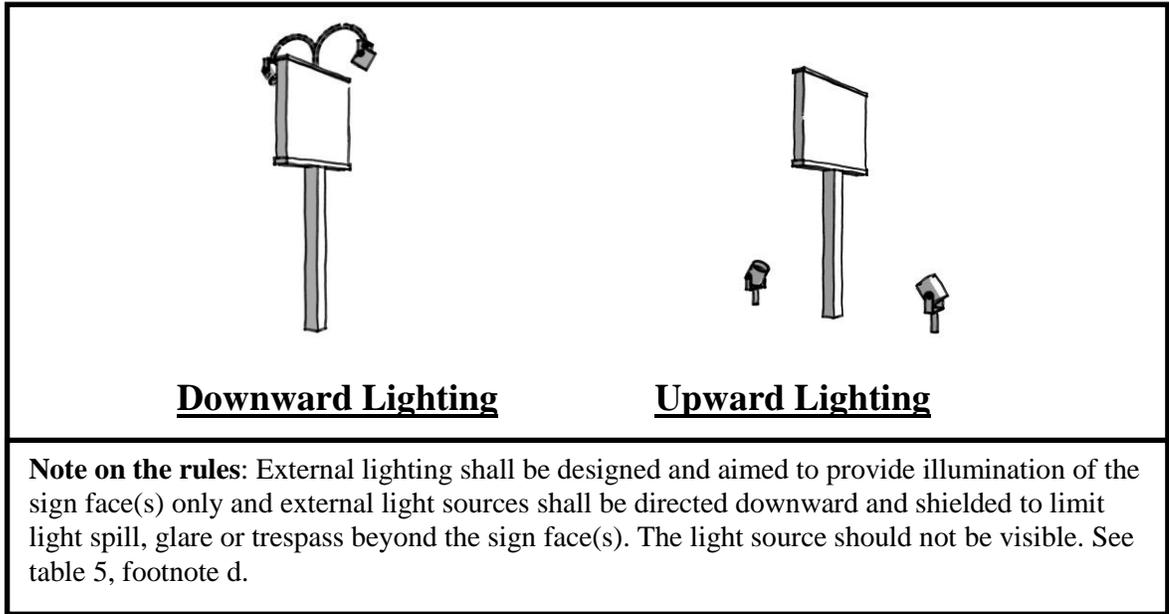


Figure 4 – Illustration of Downward Lighting versus Upward Lighting



[No revisions proposed subsequent to Section 517.1.]

The Council of the City of St. Albans hereby ordains...

St. Albans City Land Development Regulations – Revisions Proposed

Text to be added is underlined and text to be deleted is ~~struck out~~.

Article 10

Zoning and Design Review District Boundaries

[Proposed revisions also include technical corrections to street names and boundaries to the B1, HDR and LDR Districts, based on past adopted amendments to the Official Zoning Map.]

Section 1001 Map of the Zoning Districts

See Attached Map.

Section 1002 Zoning Districts Described

A. LDR – Low Density Residential District

1. LDR - East Side, ~~South~~

Beginning at a point which is located on the City boundary line on the south side of the I-89 spur which is 379.5 feet east of the centerline of South Main Street;

thence northerly 766 feet to a point 306.5 feet east of the centerline of South Main Street;

thence westerly 158.5 feet to a point 148 feet east of the centerline of South Main Street and 310 feet south of the centerline of Gilman Street;

thence northerly parallel to the centerline of South Main Street across Gilman Avenue to a point 85 feet north of the centerline of Gilman Avenue;

thence easterly parallel to the centerline of Gilman Avenue 40 feet to a point 188 feet east of the centerline of South Main Street;

thence northerly to a point in the centerline of Diamond Street which point is 157.5 feet east of the centerline of South Main Street;

thence westerly along the centerline of Diamond Street 24 feet to a point 134 east of the

centerline of South Main Street;

thence northerly parallel to the centerline of South Main Street 116 feet to a point 140.5 feet north of the centerline of Diamond Street;

thence easterly parallel to the centerline of Diamond Street 117 feet to a point 249.5 feet east of the centerline of South Main Street;

thence northerly parallel to the centerline of South Main Street to a point in the centerline of Upper Welden Street which is 249.5 feet east of the centerline of South Main Street;

thence westerly along the centerline of Upper Welden Street 90 feet to a point 159.5 feet east of the centerline of South Main Street;

thence northerly parallel to the centerline of South Main Street 74.5 to the center of Stevens Brook;

thence north and east along the center of Stevens Brook to a point which is 224.5 feet west of the centerline of Lincoln Avenue;

thence northerly parallel to the centerline of Lincoln Avenue to a point 221 feet west of the center of the Lincoln Avenue and Rugg Street intersection;

thence easterly across Lincoln Avenue and along the centerline of Rugg Street to a point 123.5 feet east of the center of the Lincoln Avenue and Rugg Street intersection;

thence northerly parallel to the centerline of Lincoln Avenue a distance of 109.5 feet;

thence easterly parallel to the centerline of Rugg Street a distance of 124 feet to a point 247.5 feet east of the centerline of Lincoln Avenue;

thence northerly parallel to the centerline of Lincoln Avenue through Ferris Street to a point which is 246 feet south of the centerline of Fairfield Street;

thence easterly parallel to the centerline of Ferris Street 129 feet;

thence northerly parallel to Barlow Street 26 feet;

thence easterly parallel to Ferris Street 232 feet;

thence northerly parallel to Barlow Street 40 feet;

thence easterly parallel to Ferris Street 128 feet;

thence southerly parallel to Barlow Street 14 feet;

thence easterly parallel to Ferris Street 141 feet;
thence southerly parallel to Barlow Street 54 feet;
thence easterly parallel to Ferris Street 62 feet;
thence southerly parallel to Barlow Street 60 feet;
thence easterly parallel to Ferris Street 116 feet;
thence northerly parallel to Barlow Street 125 feet;
thence easterly parallel to Ferris Street to the centerline of Barlow Street;

thence northerly following the centerline of Barlow Street to the centerline of Fairfield Street;21 feet;

thence westerly along the centerline of Fairfield Street to the Centerline of Brown Avenue;

~~thence easterly parallel to Fairfield Street 104 feet;~~

~~thence northerly parallel to Barlow Street 4 feet;~~

~~thence easterly parallel to Fairfield Street 110;~~

~~thence southerly parallel to Barlow Street 64 feet;~~

~~thence easterly 100 feet to a point 212 feet south of the centerline of Fairfield Street;~~

~~thence northerly 19 feet to a point 193 feet south of the centerline of Fairfield Street;~~

~~thence easterly 68 feet to a point 193 feet south of the centerline of Fairfield Street;~~

~~thence southerly 5 feet parallel to Barlow Street;~~

~~thence easterly parallel to Fairfield Street 213 feet;~~

~~thence southerly parallel to Barlow Street 20 feet;~~

~~thence easterly parallel to Fairfield Street 45 feet;~~

~~thence easterly 86 feet to a point 183 feet south of the centerline of Fairfield Street;~~

~~thence southerly parallel to Barlow Street 17 feet;~~

~~thence easterly parallel to Fairfield Street 105 feet;~~

~~thence northerly parallel to Barlow Street 10 feet;~~

~~thence easterly parallel to Fairfield Street 81 feet;~~

~~thence northerly parallel to Barlow Street 7 feet;~~

~~thence easterly parallel to Fairfield Street to the City Boundary;~~

~~thence following the City boundary line easterly, southerly and westerly directions to the point of beginning.~~

~~2. LDR – East Side, North~~

~~Beginning at a point 919 feet north of the centerline of Fairfield Street on the City Boundary;~~

~~thence westerly parallel to the centerline of Fairfield Street 240 feet;~~

~~thence southerly parallel to the City Boundary 187 feet;~~

~~thence westerly parallel to the centerline of Fairfield Street to the centerline of Berkley Terrace;~~

~~thence southerly following the centerline of Berkley Terrace to a point 152 feet north of the centerline of Fairfield Street;~~

~~thence westerly parallel to the centerline of Fairfield Street 100 feet;~~

~~thence northerly parallel to the centerline of Berkley Terrace 6 feet;~~

~~thence westerly parallel to the centerline of Fairfield Street to the centerline of Smith Street;~~

~~thence westerly parallel to the centerline of Fairfield Street 102 feet;~~

~~thence northerly parallel to the centerline of Smith Street 95 feet;~~

~~thence westerly parallel to the centerline of Fairfield Street 99 feet;~~

~~thence northerly parallel to the centerline of Smith Street 235 feet;~~

~~thence westerly parallel to the centerline of Fairfield Street 93 feet;~~

~~thence southerly parallel to the centerline of Smith Street 237 feet;~~

~~thence westerly parallel to the centerline of Fairfield Street 72 feet;~~

~~thence southerly parallel to the centerline of Smith Street 100 feet;~~

~~thence westerly parallel to the centerline of Fairfield Street to the centerline of Brown Avenue;~~

thence northerly following the centerline of Brown Avenue to a point 165 feet north of the centerline of Fairfield Street;

thence westerly parallel to the centerline of Fairfield Street 226 feet;

thence northerly parallel to the centerline of Brown Avenue 108 feet ;

thence westerly parallel to the centerline of Fairfield Street to a point 225 feet east of the centerline of High Street;

thence northerly parallel to the centerline of High Street to a point in the centerline of Bishop Street which point is 233 feet east of the center of the Bishop Street and High Street intersection;

thence continuing northerly parallel to the centerline of High Street across Bank Street to the centerline of Congress Street 233 feet east of the center of the Congress Street and High Street intersection;

thence westerly along the centerline of Congress Street to a point 218.5 feet east of the centerline of North Main Street;

thence northerly parallel to the centerline of North Main Street 243 feet;

thence easterly parallel to the centerline of Congress Street 188 feet to a point 233 feet west of the centerline of Messenger Street;

thence northerly parallel to the centerline of Messenger Street to a point located 120.5 feet south of the centerline of Brainerd Street and 233 feet west of the centerline of Messenger Street;

thence westerly parallel to the centerline of Brainerd Street 221 feet to a point 174.5 feet east of North Main Street;

thence northerly parallel to the centerline of North Main Street to the centerline of Brainerd Street which point is 174.5 feet east of the centerline of North Main Street;

thence westerly along the centerline of Brainerd Street 10 feet to a point 164.5 feet east of the centerline of South Main Street;

thence northerly parallel to the centerline of North Main Street 186.5 feet to a point;

thence easterly parallel to the centerline of Brainerd Street a distance of 87 feet to a point 251.5 feet east of the centerline of North Main Street;

thence northerly parallel to the centerline of North Main Street through Upper Newton Street to

the centerline of Farrar Street;

thence easterly along the centerline of Farrar Street 31 feet to a point 282.5 feet east of the centerline of North Main Street;

thence northerly parallel to the centerline of North Main Street 174.5 feet;

thence westerly parallel to the centerline of Farrar Street 31 feet to a point 251.5 feet east of the centerline of North Main Street;

thence northerly parallel to the centerline of North Main Street to a point 218 feet south of the centerline of Lakeview Terrace;

thence westerly parallel to the centerline of Lakeview Terrace 104 feet to a point 147.5 feet easterly of the centerline of North Main Street;

thence northerly parallel to the centerline of North Main Street 218 feet to the centerline of Lakeview Terrace;

thence easterly along the centerline of Lakeview Terrace 52 feet to a point 199.5 feet east of the centerline North Main Street;

thence northerly parallel to the centerline of North Main Street 265 feet;

thence easterly parallel to the centerline of Lakeview Terrace 150 feet to a point 349.5 feet east of the centerline of North Main Street;

thence northerly parallel to the centerline of North Main Street 190 feet to a point on the City boundary line located 400 feet from the City's northwest boundary marker located on the west side of Route 7;

thence following the City boundary line in easterly, southerly, and westerly directions to ~~the~~ point of beginning a point along the City boundary 640 feet south of the centerline of Ward Terrace;

thence westerly 130 feet parallel to the centerline of Driscoll Drive;-

thence 560 feet southerly parallel to the centerline of Smith Street;

thence westerly parallel to the centerline of Fairfield Street and ending at the centerline of Berkley Terrace;

thence southerly along the centerline of Berkley Terrace to the Centerline of Fairfield Street;

thence easterly along the centerline of Fairfield Street to the City boundary;

thence following the City boundary line in southerly, easterly and westerly directions to the point of beginning.

32. LDR - West Side, North

Beginning at a point in the center of the Aldis and North Elm Street intersection;
thence northerly along the centerline of North Elm Street 200 feet;
thence easterly parallel to the centerline of Aldis Street 183 feet;
thence northerly parallel to the centerline of North Elm Street 480 feet;
thence turning at a right angle and proceeding easterly to the center of Stevens Brook;
thence northerly along the center of Stevens Brook across Lower Newton Street to the City boundary line;
thence west and south along the City boundary line to the north side of the CVRY right-of-way;
thence easterly along the north boundary of the CVRY right-of-way across North Elm Street to a point in the center of Stevens Brook;
thence northerly along the center of Stevens Brook to the centerline of Aldis Street;
thence westerly along the centerline of Aldis Street to the point of beginning.

43. LDR - West Side, South

Beginning at a point in the centerline of Pine Street 168 feet north of the centerline of Lake Street;
thence westerly parallel with Lake Street 190 feet;
thence southerly parallel to the centerline of Pine 53 feet;
thence westerly parallel to the centerline Lake Street 117 feet to the centerline of Maple Street;
thence northerly along the centerline of Maple Street 368 feet to a point 146 feet south of the centerline of LaSalle Street;
thence westerly parallel to the centerline of LaSalle Street 94 feet;
thence northerly parallel to the centerline of Maple Street 146 feet to the centerline of LaSalle Street;

thence westerly along the centerline of LaSalle Street 133 feet to center of Stevens Brook;

thence southerly along the center of Stevens Brook to a point 194 feet north of the centerline of Lake Street;

thence westerly parallel to Lake Street to the centerline of Spruce Street;

thence southerly to a point 121 feet north of the centerline of Lake Street;

thence westerly parallel to Lake Street to the centerline of North Elm Street;

thence stopping at a point 285.9 north of the centerline of Lake Street and proceeding westerly parallel to the centerline of Lake Street for 473.2 feet;

thence southerly parallel to the centerline of Cedar Street for 55.7 feet;

thence westerly parallel to the centerline of Lake Street for 60.2 feet;

thence southerly parallel to the centerline of Cedar Street and stopping at the centerline of Lake Street;

thence easterly along the centerline of Lake Street to the North Elm, South Elm and Lake Street intersection;

thence continuing southerly along the centerline of South Elm Street for 165 feet;

thence easterly parallel to the centerline of Lake Street 145 feet;

thence northerly parallel to South Elm Street a distance of 34 feet to a point which is 131 feet south of the centerline of Lake Street;

thence easterly parallel to the centerline of Lake Street across Hunt Street to the center of Stevens Brook;

thence southerly along the center of Stevens Brook to the centerline of Lower Welden Street;

thence continuing southerly a distance of 679 feet to a point which is 778 feet east of the centerline of Edward Street;

thence southwesterly 559 feet to a point on the City boundary line;

thence following the City boundary line west and north to a point 224.5 feet north of the centerline of Pearl Street;

thence easterly parallel to the centerline of Pearl Street to a point 563 feet west of the centerline of North Elm Street;

thence northerly to a point on the south side of the CVRY right-of-way which is 417 feet west of the centerline of North Elm Street;

thence easterly along the CVRY right-of-way to the centerline of North Elm Street;

thence southerly along the centerline of North Elm Street 215 feet;

thence easterly along the south boundary line of the Leo Gadouas property 303 feet to the CVRY boundary line;

thence following the CVRY boundary line east and south to the center of the Pearl and Pine Street intersection;

thence southerly along the centerline of Pine Street to the point of beginning.

B. HDR – High Density Residential District

1. HDR – East Side

Beginning at a point ~~in the center of the Maiden Lane and on the centerline of~~ -Congress Street ~~intersection~~ 200 feet from the centerline of Maiden Lane;

thence easterly along the centerline of Congress Street to a point 233 feet east of the center of the Congress Street and High Street intersection;

thence southerly parallel to the centerline of High Street across Bank Street to the centerline of Bishop Street which point is 233 feet east of the center of the Bishop Street and High Street intersection;

thence continuing southerly parallel to the centerline of High Street to a point 273 feet north of the centerline of Fairfield Street;

thence easterly parallel to the centerline of Fairfield Street 84 feet;

thence continuing southerly parallel to the centerline of High Street to a point 165 feet north of the centerline of Fairfield Street;

thence easterly parallel to the centerline of Fairfield Street ~~to~~ and ending at the centerline of Brown Avenue;

thence southerly along the centerline of Brown Avenue and ending at the centerline of Fairfield Street;

thence easterly along the centerline of Fairfield Street and ending at the centerline of Barlow Street;

~~thence southerly 170 feet along the centerline of Barlow Street;~~

~~thence southerly down the centerline of Brown Avenue to a point 131 feet north of the centerline of Fairfield Street;~~

~~thence easterly parallel to the centerline of Fairfield Street 143 feet;~~

~~thence northerly parallel to the centerline of Brown Avenue 100 feet;~~

~~thence easterly parallel to the centerline of Fairfield Street 72 feet;~~

~~thence northerly parallel to the centerline of Brown Avenue 237 feet;~~

~~thence easterly parallel to the centerline of Fairfield Street 93 feet;~~

~~thence southerly parallel to the centerline of Smith Street to a point 253 feet north of the centerline of Fairfield Street;~~

~~thence easterly parallel to the centerline of Fairfield Street 99 feet;~~

~~thence southerly parallel to the centerline of Smith Street to a point 158 feet north of the centerline of Fairfield Street;~~

~~thence easterly parallel to the centerline of Fairfield Street to the centerline of Smith Street;~~

~~thence easterly parallel to the centerline of Fairfield Street 207 feet;~~

~~thence southerly parallel to Berkley Terrace to a point 152 feet north of the centerline Fairfield Street;~~

~~thence easterly parallel to the centerline of Fairfield Street to the centerline of Berkley Terrace;~~

~~thence northerly following the centerline of Berkley Terrace 767 feet;~~

~~thence easterly parallel to the centerline of Fairfield Street 315 feet;~~

~~thence northerly parallel to the City Boundary 187 feet;~~

~~thence easterly parallel to the centerline of Fairfield Street to the City Boundary;~~

~~thence southerly following the City Boundary to a point 183 feet south of the centerline of Fairfield Street;~~

~~thence westerly parallel to the centerline of Fairfield Street 270 feet;~~

~~thence westerly 62 feet to a point 190 feet south of the centerline of Fairfield Street;~~

~~thence westerly 81 feet to a point 200 feet south of the centerline of Fairfield Street;~~
~~thence westerly 105 feet to a point 183 feet south of the centerline of Fairfield Street;~~
~~thence westerly 131 feet to a point 218 feet south of the centerline of Fairfield Street;~~
~~thence northerly 20 feet to a point 198 feet south of the centerline of Fairfield Street;~~
~~thence westerly parallel to Fairfield Street 213 feet;~~
~~thence westerly 68 feet to a point 193 feet south of the centerline of Fairfield Street;~~
~~thence westerly 100 feet to a point 217 feet south of the centerline of Fairfield Street;~~
~~thence northerly parallel to the centerline of Barlow Street 64 feet;~~
~~thence westerly parallel to the centerline of Fairfield Street 110 feet;~~
~~thence westerly parallel to the centerline of Fairfield Street to the centerline of Barlow Street;~~

thence westerly parallel to the centerline of Fairfield Street 105 feet;
thence southerly parallel to the centerline of Barlow Street 5 feet;
thence westerly parallel to the centerline of Fairfield Street 60 feet;
thence southerly parallel to the centerline of Barlow Street 125 feet;
thence westerly parallel to the centerline of Ferris Street 116 feet;
thence northerly parallel to the centerline of Barlow Street 80 feet;
thence westerly parallel to the centerline of Ferris Street 74 feet;
thence northerly parallel to the centerline of Barlow Street 54 feet;
thence westerly parallel to the centerline of Ferris Street 141 feet;
thence northerly parallel to the centerline of Barlow Street 14 feet;
thence westerly parallel to the centerline of Ferris Street 128 feet;
thence southerly parallel to the centerline of Barlow Street 40 feet;
thence westerly parallel to the centerline of Ferris Street 232 feet;

thence southerly parallel to the centerline of Barlow Street 26 feet;

thence westerly parallel to the centerline of Ferris Street 129 feet;

thence westerly parallel to the centerline of Ferris Street 270 feet to a point 247.5 feet east of the centerline of Lincoln Avenue;

thence southerly parallel to the centerline of Lincoln Avenue through Ferris Street to a point 109.5 feet north of the centerline of Rugg Street and 247.5 feet east of the centerline of Lincoln Avenue;

thence westerly parallel to the centerline of Rugg Street 124 feet to a point 123.5 feet east of the centerline of Lincoln Avenue;

thence southerly parallel to the centerline of Lincoln Avenue 109.5 feet to the centerline of Rugg Street 123.5 feet east of the center of the Lincoln Avenue and Rugg Street intersection;

thence westerly along the centerline of Rugg Street across Lincoln Avenue to a point 224.5 feet west of the centerline of Lincoln Avenue;

thence northerly parallel to Lincoln Avenue to a point which is 164.5 feet south of the centerline of Ferris Street;

thence westerly parallel to the centerline of Ferris Street 154 feet to a point 378.5 feet west of the centerline of Lincoln Avenue;

thence northerly parallel to Lincoln Avenue 164.5 feet to the centerline of Ferris Street;

thence easterly along the centerline of Ferris Street to a point 235.5 feet west of the center of the Ferris Street and Lincoln Avenue intersection;

thence northerly parallel to the centerline of Lincoln Avenue to a point 180.5 feet north of the centerline of Ferris Street;

thence westerly parallel to the centerline of Ferris Street to the centerline of ~~Hospital Drive~~ Academy Drive;

thence northerly along the centerline of Academy Drive to the centerline of Fairfield Street;

thence easterly along the centerline of Fairfield Street to a point 100 feet east of the centerline of Church Street;

thence northerly parallel to the centerline of Church Street and ending at the centerline of Congress Street;~~thence northerly along the centerline of Hospital Drive across Fairfield Street and along the centerline of Church Street to the center of the Church and Bank Street intersection;~~

~~thence westerly along the centerline of Bank Street a distance of 75 feet to the center of the Bank Street and Maiden Lane intersection;~~

~~thence northerly along the centerline of Maiden Lane to the center of the Maiden Lane and Congress Street intersection~~ and the point of beginning.

2. HDR – West Side – Stowell

Beginning at a point in the centerline of Lower Welden Street 190 feet west of the center of the Lower Welden and South Main Street intersection;

thence westerly along the centerline of Lower Welden Street to the center of the Lower Welden and Allen Street intersection;

thence northerly along the centerline of Allen Street to the center of the Allen and Stowell Street intersection;

thence easterly along the centerline of Stowell Street 394 feet;

thence northerly along the westerly boundary of the Fabio Choiniere property (ID #26,084,015) 125 feet;

thence easterly parallel to the centerline of the Stowell Street to a point 122.5 feet west of the centerline of South Main Street;

thence southerly parallel to the centerline of South Main Street to the centerline of Stowell Street;

thence westerly along the centerline of Stowell Street to a point 240.5 feet west of the centerline of South Main Street;

thence southerly parallel to the centerline of South Main Street to the point of beginning in the centerline of Lower Welden Street.

3. HDR – West Side – New/Gilman

Beginning at a point in the centerline of New Street 224.5 feet west of the centerline of South Main Street;

thence westerly along the centerline of New Street to the center of Stevens Brook;

thence southerly along the center of Stevens Brook to a point where it intersects with Grice Brook;

thence southerly to a point 157 feet south of the centerline of Gilman Street;

thence easterly parallel to Gilman Street to a point 224.5 feet west of the centerline of South Main Street and 157 feet south of the centerline of Gilman Street;

thence northerly parallel to the centerline of South Main Street across Gilman Street to the centerline of New Street and the point of beginning.

4. HDR – West Side – Locke/Nason

Beginning at a point in the centerline of Locke Terrace which is 446.5 feet west of the centerline of South Main Street;

thence easterly along the centerline of Locke Terrace to a point 213.5 feet west of the centerline of South Main Street;

thence south parallel to the centerline of South Main Street to the centerline of Nason Street;

thence westerly along the centerline of Nason Street 81 feet;

thence southerly parallel to the centerline of South Main Street 233 feet;

thence westerly parallel to the centerline of Nason Street to the CVRY right-of-way;

thence northerly along the easterly boundary line of the CVRY right-of-way to the centerline of Nason Street;

thence easterly along the centerline of Nason Street 37 feet which is 397 feet west of the centerline of South Main Street;

thence northerly parallel to the centerline of South Main Street 150 feet;

thence easterly parallel to the centerline of Nason Street 280 feet;

thence northerly parallel to the centerline of South Main Street to the point of beginning.

5. HDR – West Side – Lower Nason

Beginning at a point in the centerline of Nason Street at the west side of the CVRY right-of-way;

thence southerly along the CVRY right-of-way to the City's boundary line;

thence following the City boundary line west and north across Nason Street to where the City boundary line intersects the south side of the City of St. Albans Diversion Canal;

thence northeasterly following the south line of the Diversion Canal to the centerline of Stevens Brook;

thence easterly along the centerline of Stevens Brook to the CVRY right-of-way;

thence southerly along the CVRY right-of-way to the centerline of Nason Street and the point of beginning.

C. B1 – Central Business District

Beginning at a point located in the center of the Stowell and South Main Street intersection;

thence northerly along the centerline of South Main Street to the intersection of South Main and Ferris St;

thence easterly parallel to the centerline of Ferris Street 262.5 feet;

thence northerly parallel to the centerline of South Main Street 145 feet;

thence easterly parallel to the centerline of Ferris Street 83.5 feet to the centerline of ~~Hospital Drive~~ Academy Drive;

thence northerly along the centerline of ~~Hospital Drive~~ Academy Drive ~~aeross to the centerline of~~ Fairfield Street;

thence easterly along the centerline of Fairfield Street to a point 100 feet east of the centerline of Church Street;

thence northerly parallel to the centerline of Church Street and ending at the centerline of Congress Street;

~~_____ and along the centerline of Church Street to the center of the Church and Bank Street intersection;~~

~~_____ thence westerly along the centerline of Bank Street a distance of 75 feet to the center of the Bank Street and Maiden Lane intersection;~~

~~_____ thence in a northerly direction along the centerline of Maiden Lane to the center of the Maiden Lane and Congress Street intersection;~~

thence westerly along the centerline of Congress Street ~~a distance of 68 feet~~ to a point 218.5 feet east of the centerline of North Main Street;

thence northerly parallel to the centerline of North Main Street 243 feet;

thence easterly 188 feet to a point 233 feet west of the centerline of Messenger Street;

thence northerly parallel to the centerline of Messenger Street to a point located 120.5 feet south

of the centerline of Brainerd Street and 233 feet west of the centerline of Messenger Street;

thence westerly parallel to the centerline of Brainerd Street 221 feet to a point 174.5 feet east of North Main Street;

thence northerly parallel to the centerline of North Main Street to the centerline of Brainerd Street;

thence westerly along the centerline of Brainerd Street across North Main Street 762 feet to the centerline of Federal Street;

thence southerly along the centerline of Federal Street to a point 100 feet south of Hoyt Street and 150 feet north of Hudson Street;

thence westerly a distance of 300 feet to the CVRY main track right-of-way which point is located 1200 feet north of Lake Street;

thence southerly along the CVRY right-of-way 227 feet;

thence westerly to the centerline of Pine Street 262.5 feet north of the center of the Pine and LaSalle Street intersection;

thence southerly along the centerline of Pine Street 679 feet to a point 168 feet north of the centerline of Lake Street;

thence westerly parallel to the centerline of Lake Street 190 feet;

thence southerly parallel to the centerline of Pine Street 53 feet;

thence westerly parallel to the centerline of Lake Street 117 feet to the centerline of Maple Street;

thence northerly along the centerline of Maple Street 368 feet to a point 146 feet south of the centerline of LaSalle Street;

thence westerly parallel to the centerline of LaSalle Street 94 feet;

thence northerly parallel to the centerline of Maple Street 146 feet to the centerline of LaSalle Street;

thence westerly along the centerline of LaSalle Street 133 feet to center of Stevens Brook;

thence southerly along the center of Stevens Brook to a point 194 feet north of the centerline of Lake Street;

thence westerly parallel to Lake Street to the centerline of Spruce Street;

thence southerly to a point 121 feet north of the centerline of Lake Street;

thence westerly parallel to Lake Street to the centerline of North Elm Street;

thence northerly along the centerline of North Elm Street for 145 feet;

thence westerly parallel to the centerline of Lake Street for 452.8 feet;

thence southerly parallel to the centerline of Cedar Street for 55.7 feet;

thence westerly parallel to the centerline of Lake Street for 60.2 feet;

thence southerly parallel to the centerline of Cedar Street and stopping at the centerline of Lake Street;

thence easterly along the centerline of Lake Street to the North Elm, South Elm and Lake Street intersection;

thence continuing southerly along the centerline of South Elm Street for 165 feet;

thence easterly parallel to the centerline of Lake Street 145 feet;

thence northerly 34 feet to a point which is 131 feet south of the centerline of Lake Street;

thence easterly parallel to the centerline of Lake Street across Hunt Street to the center of Stevens Brook;

thence southerly along the center of Stevens Brook 50 feet to a point 181 feet south of the centerline of Lake Street;

thence easterly parallel to Lake Street 265 feet to the centerline of the Coote Field Business Park Access Road;

thence southerly along the centerline of the Coote Field Business Park Access Road 48 feet;

thence easterly parallel to the centerline of Lake Street through Houghton Street to the centerline of Stebbins Street;

thence easterly along the centerline of Stebbins Street to the center of the Stebbins and Allen Street intersection;

thence southerly along the centerline of Allen Street to the center of the Allen and Stowell Street intersection;

thence easterly along the centerline of Stowell Street to the point of beginning.

D. B2 – Transitional Business District

1. B2 – North

Beginning at a point located in the centerline of Brainerd Street 174.5 feet east of the centerline of North Main Street;

thence northerly parallel to the centerline of North Main Street 186.5 feet;

thence easterly parallel to the centerline of Brainerd Street 87 feet to a point 251.5 feet easterly of the centerline of North Main Street;

thence northerly parallel to the centerline of North Main Street through Upper Newton Street to the centerline of Farrar Street;

thence easterly along the centerline of Farrar Street 31 feet to a point 282.5 feet east of the centerline of North Main Street;

thence northerly parallel to the centerline of North Main Street 174.5 feet;

thence westerly parallel to the centerline of Farrar Street 31 feet to a point 251.5 feet east of the centerline of North Main Street;

thence northerly parallel to the centerline of North Main Street to a point 218 feet south of the centerline of Lakeview Terrace;

thence westerly parallel to the centerline of Lakeview Terrace 104 feet to a point 147.5 feet easterly of the centerline of North Main Street;

thence northerly parallel to the centerline of North Main Street 218 feet to the centerline of Lakeview Terrace;

thence easterly along the centerline of Lakeview Terrace 60 feet to a point 199.5 feet east of the centerline North Main Street;

thence northerly parallel to the centerline of North Main Street 265 feet;

thence easterly parallel to the centerline of Lakeview Terrace 150 feet to a point 349.5 feet east of the centerline of North Main Street;

thence northerly parallel to the centerline of North Main Street 190 feet to a point on the City boundary line located 400 feet from the City's northwest boundary marker located on the west side of Route 7;

thence westerly to the City's northwest boundary marker;

thence southerly along the City boundary line, to a point where the railroad tracks meet the City Boundary;

thence southerly along the line of the CVRY right-of-way to a point of the centerline of Lower Newton Street;

thence easterly along the centerline of Lower Newton Street to the center of the Federal and Lower Newton Street intersection;

thence southerly along the centerline of Federal Street to a point in the center of the Aldis and Federal Street intersection;

thence easterly across North Main Street and along the centerline of Brainerd Street to the point of beginning.

2. B2 – South

Beginning at a point on South Main Street at the City's marker located south of Parsons Avenue;

thence easterly along the south side of Parsons Avenue to a point 200 feet east of the centerline of South Main Street at the City boundary line;

thence northerly along the City boundary line to a point in the south line of the I-89 spur, which point is 379.5 feet east of the centerline of South Main Street;

thence northerly 766 feet to a point which is 306.5 feet east of the centerline of South Main Street;

thence westerly 158.5 feet to a point 148 feet east of the centerline of South Main Street and 310 feet south of the centerline of Gilman Avenue;

thence northerly parallel to the centerline of South Main Street across Gilman Avenue to a point 85 feet north of the centerline of Gilman Avenue;

thence easterly parallel to the centerline of Gilman Avenue 40 feet to a point 188 feet east of the centerline of South Main Street;

thence northerly to a point in the centerline of Diamond Street 157.5 feet east of the centerline of South Main Street;

thence westerly along the centerline of Diamond Street 24 feet to a point 134 feet east of the centerline of South Main Street;

thence northerly parallel to the centerline of South Main Street 116 feet to a point 140.5 feet north of the centerline of Diamond Street;

thence easterly parallel to the centerline of Diamond Street 117 feet to a point 249.5 feet east of the centerline of South Main Street;

thence northerly parallel to the centerline of South Main Street to a point in the centerline of Upper Welden Street which is 249.5 feet east of the centerline of South Main Street;

thence westerly along the centerline of Upper Welden Street 90 feet to a point 159.5 feet east of the centerline of South Main Street;

thence northerly parallel to the centerline of South Main Street 74.5 to the center of Stevens Brook;

thence north and east along the center of Stevens Brook to a point 224.5 feet west of the centerline of Lincoln Avenue;

thence northerly parallel to Lincoln Avenue to a point 164.5 feet south of the centerline of Ferris Street;

thence westerly parallel to the centerline of Ferris Street 154 feet to a point 378.5 feet west of the centerline of Lincoln Avenue;

thence northerly parallel to Lincoln Avenue 164.5 feet to the centerline of Ferris Street;

thence easterly along the centerline of Ferris Street to a point 235.5 feet west of the center of the Ferris Street and Lincoln Avenue intersection;

thence northerly parallel to the centerline of Lincoln Avenue to a point 180.5 feet north of the centerline of Ferris Street;

thence westerly parallel to the centerline of Ferris Street to the centerline of ~~Hospital Drive~~ Academy Drive;

thence northerly along the centerline of ~~Hospital Drive~~ Academy Drive 130 feet;

thence westerly parallel to the centerline of Ferris Street 83 feet to a point 262.5 feet east of the centerline of South Main Street;

thence southerly parallel to the centerline of South Main Street 145 feet;

thence westerly parallel to centerline of Ferris Street 262.5 feet to the centerline of South Main Street;

thence southerly along the centerline of South Main Street to the center of the Stowell and South Main Street intersection;

thence westerly along the centerline of Stowell Street 240.5 feet;

thence southerly to the centerline of Lower Welden Street 185 west of the center of the Lower Welden and South Main Street intersection;

thence westerly along the centerline of Lower Welden Street to a point 280 feet east of the center of the Lemnah Drive and Lower Welden Street intersection;

thence southerly 296 feet to a point in the centerline of Stevens Brook;

thence easterly along the centerline of New Street to a point 224.5 feet west of the centerline of South Main Street;

thence southerly parallel to the centerline of South Main Street to a point 161 feet south of the centerline of Gilman Street and 224.5 feet west of the centerline of South Main Street;

thence westerly parallel to the centerline of South Main Street 246 feet to a point 157 feet south of the centerline of Gilman Street;

thence southerly to a point in the centerline of Locke Terrace which is 446.5 feet west of the centerline of South Main Street;

thence easterly along the centerline of Locke Terrace to a point 239.5 feet west of the centerline of South Main Street;

thence south parallel to South Main Street 382 feet to the centerline of Nason Street;

thence westerly along the centerline of Nason Street 65 feet;

thence south parallel to the centerline of South Main Street 233 feet;

thence westerly parallel to the centerline of Nason Street to the CVRY right-of-way;

thence southerly along the easterly boundary of the CVRY right-of-way 270 feet to a point;

thence westerly parallel to the centerline of Nason Street to the City boundary line;

thence following the City boundary line in southerly and easterly directions to the place of beginning.

E. S-IND – Service Industrial District

1. S-IND – North

Beginning at a point in the centerline of Federal Street which point is 100 feet south of Hoyt Street and 150 feet north of Hudson Street;

thence westerly 300 feet to the CVRY main track right-of-way which point is located 1200 feet north of Lake Street;

thence southerly along the CVRY right-of-way 227 feet;

thence westerly to the centerline of Pine Street 262.5 feet north of the center of the Pine and LaSalle Street intersection;

thence northerly along the centerline of Pine Street to the center of the Pine and Pearl Street intersection;

thence following the CVRY boundary line north and west to the southeast corner of the Leo Gadouas property (ID# 22,062,075);

thence westerly along the south line of the Leo Gadouas property to a point in the centerline of North Elm Street;

thence northerly along the centerline of North Elm Street 215 feet to the CVRY right-of-way;

thence westerly along the CVRY right-of-way to a point 417 feet west of the centerline of North Elm Street;

thence southerly parallel to the centerline of North Elm Street to a point 224.5 feet north of the centerline of Pearl Street;

thence easterly parallel to the centerline of Pearl Street to the City boundary line;

thence following the City boundary line in northerly and easterly directions to a point on the north line of the CVRY right-of-way which is 155 feet south of the centerline of Aldis Street;

thence easterly and southerly along the CVRY boundary line across the end of Savage Street and across North Elm Street to the center of Stevens Brook;

thence northerly along the center of Stevens Brook to the centerline of Aldis Street;

thence westerly along the centerline of Aldis Street to the center of the Aldis and North Elm Street intersection;

thence northerly along the centerline of North Elm Street 233 feet;

thence easterly parallel to the centerline of Aldis Street 183 feet;

thence northerly parallel to the centerline of North Elm Street 480 feet;

thence turning at a right angle and proceeding easterly to the center of Stevens Brook;

thence northerly along the center of Stevens Brook across Lower Newton Street to the City boundary line;

thence following the City boundary line east to where the City boundary line intersects the centerline of the CVRY right-of-way;

thence southerly along the CVRY right-of-way to point in the centerline of Lower Newton Street;

thence easterly along the centerline of Lower Newton Street to the center of the Federal and Lower Newton Street intersection;

thence southerly along the centerline of Federal Street to the point of beginning.

2. S-IND – South

Beginning at a point in the centerline of Stebbins Street 229 feet south of the Lake and Stebbins Street intersection;

thence southerly along the centerline of Stebbins Street to the center of the Stebbins and Allen Street intersection;

thence southerly along the centerline of Allen Street to the center of the Allen and Lower Welden Street intersection;

thence easterly along the centerline of Lower Welden Street 280 feet;

thence southerly 296 feet to the center of Stevens Brook;

thence southerly along the center of Stevens Brook to where it intersects with Grice Brook;

thence southerly to a point 446.5 feet west of the centerline of South Main Street and 150 feet north of the centerline of Nason Street;

thence westerly parallel to the centerline of Nason Street 280 feet;

thence southerly parallel to the centerline of South Main Street 150 feet to the centerline of Nason Street;

thence westerly along the centerline of Nason Street 37 feet to the CVRY right-of-way;

thence southerly along the CVRY right-of-way 503 feet;

thence westerly parallel to the centerline of Nason Street to the City boundary line;

thence northerly along the west boundary of the CVRY right-of-way across Nason Street to the centerline of Stevens Brook;

thence westerly along the centerline of Stevens Brook to the south line of the City of St. Albans Diversion Canal to the City boundary line;

thence northerly along the City boundary line 340 feet;

thence northeasterly 559 to a point which is 778 feet east of the centerline of Edward Street;

thence northerly 679 feet to the centerline of Lower Welden Street at the center of Stevens Brook;

thence continuing northerly along the center of Stevens Brook to a point 181 feet south of the centerline of Lake Street;

thence easterly parallel to Lake Street 265 feet to the centerline of the Coote Field Business Park Access Road;

thence southerly along the centerline of the Cote Field Business Park Access Road 48 feet;

thence easterly parallel to the centerline of Lake Street across Houghton Street to the centerline of Market Street and the point of beginning.

F. MI – Medical Institution District

Beginning at a point on the City's eastern boundary 640 feet south of the centerline of Ward Terrace;

thence westerly 130 feet parallel to the centerline of Driscoll Drive;

thence 560 feet southerly parallel to the centerline of Smith Street;

thence westerly parallel to the centerline of Fairfield Street and ending at the centerline of Berkley Terrace;

thence southerly along the centerline of Berkley Terrace to the Centerline of Fairfield Street;

thence easterly along the centerline of Fairfield Street to the City boundary;

thence northerly along the City boundary to the point of beginning.

Section 1003 Map of the Design Review Districts

[No revisions proposed for this section.]

Section 1004 Design Review Districts Described

[No revisions proposed for this section.]