

SOUP KITCHEN

A public or charitable institution that, as an integral part of the normal activities of the institution, maintains an established feeding operation to provide food to needy or homeless persons on a regular basis.

STORAGE, WAREHOUSE AND DISTRIBUTION FACILITIES

Facilities used primarily for storing, warehousing and/or distribution of goods, wares and merchandise, and which do not involve retail sale of such goods on the premises.

STREAM ALTERATION AND BANK MAINTENANCE

Pertains to perennial and intermittent streams and includes in-stream alterations, stream bank alterations, construction of bridges, and addition, replacement, or reconstruction of materials for stream bank armor or channelization. See Section 524.

STREAM CORRIDOR AREA

A special area within the City along perennial streams and with specific development restrictions and criteria. See Section 523.

STREET

Any road, highway, thoroughfare, avenue, land or right-of-way, whether public or private, used for vehicular circulation and/or to provide access to individual properties.

STREET, COLLECTOR

A street that collects traffic from local streets and connects with minor and major arterials.

STREET, CUL-DE-SAC

A street with a single means of ingress and egress and having a turnaround at the end.
(See Figure 2.)

STREET LINE

Right-of-way line of a street as dedicated by a deed of record. Where the width of the street is not established, the street line shall be considered to be twenty-five (25) feet from the center line of the street pavement.

STREET, LOCAL

A street designed to provide vehicular access to abutting property and to discourage through traffic.

STREET, MAJOR ARTERIAL

A street with access control channelized intersections, restricted parking and that collects and distributes traffic to and from minor arterials. (US Route 7, and State Highway 36)

STREET, MINOR ARTERIAL

A street with signals at important intersections and stop signs on the side streets and that collects and distributes traffic to and from collector streets.

Review Board shall determine which street frontage shall be provided with a prominent front entrance. This determination shall take into account the historical interaction of the property and neighboring lots, especially other nearby corner lots, with the adjacent streets. The selected building entrance does not necessarily need to face the same street that contains the property's curb cut. The building may also provide an entrance to more than one street.

- C. Accessory structures and those that accommodate vehicles shall not detract from the prominence of the entrance to the building.
- D. The inclusion of a paved, brick, stone or gravel walkway connecting a front entrance to a driveway, City sidewalk and/or street is encouraged.

Section 523 Development and Other Activities in Stream Corridor Areas

- A. Delineation of Stream Corridor Area – The Stream Corridor Area shall run along a perennial stream and shall consist of the area within 30 horizontal feet of the stream center-line.
- B. Delineation of Riparian Buffer Area – The Riparian Buffer Area is within a Stream Corridor Area and shall consist of the area within 15 horizontal feet of the stream center-line.
- C. Clearing of Trees and Vegetation – A permit is required to remove any healthy native trees of 2 inches in diameter as measured 4 feet from the ground in the Riparian Buffer Area. In considering such a permit, the Zoning Administrator shall take into account the ability of the property owner to access the stream and care for their property, other vegetation that will be left in place, and any vegetation that could be added to replace the tree(s).
- D. Limitations on Expansion of Impervious Areas and Structures - Unless authorized by the Development Review Board as a Waiver pursuant to Section 604 of the City of St. Albans Land Development Regulations, and save for the allowance of subsections E and H below, no new or expanded impervious surface, building footprint area, including overhangs, or service areas, such as dumpsters, shall be constructed within the Stream Corridor Area.
- E. Provisions for Single-Family and Two-Family Residential Uses - For single-family and two-family residential uses, in conjunction with issuance of a Zoning Permit, one (1) accessory structure with a floor area located at grade totaling less than twenty (20) square feet, may be permitted within the Stream Corridor Area but not within the Riparian Buffer Area.
- F. Stabilization and Planting Required - Regardless of any legal nonconformity or existing practice, any existing used and permitted or legally nonconforming impervious areas

within the Stream Corridor Area that consist of bare dirt and any impervious areas in states of disrepair that present erosion risks shall be either repaired with an acceptable hard surface, as permitted by the Zoning Administrator, or seeded and stabilized with a mix of vegetation suitable to the climate of Northwest Vermont by July 30, 2019.

- G. Drainage Outfalls - Existing drainage outfalls within the Stream Corridor Area and Riparian Buffer Area may remain, although this allowance does not preclude any rules requiring disconnection of these outfalls from potential sources of pollution. New outfalls for roof drains, perimeter drains, and stormwater are allowed, as permitted by the Zoning Administrator, and provided that they are free of any source of illicit discharge. Outfalls directly within the bank of a stream shall also require a Stream Alteration and Bank Maintenance permit (see Section 524).
- H. Bridges and Boardwalks – Bridges and pedestrian boardwalks that receive Stream Alteration and Bank Maintenance permits (see Section 524) shall be allowed within the Stream Corridor Area and Riparian Buffer Area.
- I. Landscaping in the Riparian Buffer Area - Regardless of any legal nonconformity or existing practice, the following shall apply to any vegetated area, otherwise non-impervious area, or impervious areas in states of disrepair that present erosion risks within the Riparian Buffer Area:
 - 1. As of July 30, 2019, the area shall be seeded and stabilized with a naturalized mix of grasses suitable to the climate of Northwest Vermont shall be utilized, rather than sod or standard turfgrass. Additional trees, shrubs, and other plantings are encouraged.
 - 2. Lawn areas within the Riparian Buffer Area shall be mowed no shorter than 3 inches.
 - 3. Additional conditions may be placed by the Design Advisory Board or Development Review Board on landscaping and mowing in areas subject to Design Review or for applications that require site plan review.
 - 4. The placing or storing of cut or cleared trees and other vegetation from other areas is prohibited within the Riparian Buffer Area.
- J. Re-establishment of Riparian Buffer Areas - In reviewing any development, the Zoning Administrator, Design Advisory Board or Development Review Board may require that existing impervious areas within the Riparian Buffer Area be discontinued and be subject to all other requirements of this Section, provided that other areas of the development can reasonably assume the functions of the discontinued impervious area.
- K. Demarcation of Buffer - In order to facilitate and monitor maintenance of the Riparian Buffer Area, the Zoning Administrator, Design Advisory Board or Development Review Board may require that any application for land disturbance or land development on a site lying wholly or partially within the Stream Corridor Area, other than for modification of an existing single-family or two-family residential use, include provisions to demarcate, with sturdy plantings, fencing, or a combination thereof, a boundary line along the Riparian Buffer Area.

- L. Prevention of Stream Obstruction - Regardless of any legal nonconformity or existing practice, the Zoning Administrator may find in violation of these Regulations any storage area, snow-clearing practice or other activity that threatens to obstruct a perennial stream, wholly or partially, with snow, ice or other material.
- M. Exemptions - City infrastructure and City or State-permitted stormwater management facilities are exempt from the rules of Section 523.

Section 524 Stream Alteration and Bank Maintenance

- A. Stream alteration and bank maintenance shall be subject to the approval of the Development Review Board provided that the alteration or maintenance:
 - 1. Is needed to accomplish a clear public purpose or objective or is reasonably necessary for the protection or viability of private property;
 - 2. Will not reduce the ability of the watercourse to carry or store flood waters adequately;
 - 3. Will not have an unmitigated adverse impact on downstream or upstream water quality;
 - 4. Will not require adjacent or downstream property owners to undertake activities to protect their properties from new stream behaviors and erosion;
 - 5. Will not affect adversely the use and enjoyment of adjacent properties; and
 - 6. Will not affect adversely the habitat value of the watercourse or immediately adjacent areas or wetlands.
- B. In making findings relative to these criteria, the DRB shall be authorized to invoke technical review by a qualified professional in hydrology, geomorphology, or other related science whose services shall be paid for by the applicant. The DRB may also rely on the issuance of a Stream Alteration Permit issued by the Vermont Department of Environmental Conservation as evidence that the above criteria have been met.
- C. In order to ensure compliance with the criteria above, the DRB may also place additional conditions upon the applicant for approval of a stream alteration/bank maintenance application, including riparian plantings and improvements to other properties and rights-of-way.
- D. Stream alteration and bank maintenance applications to the DRB shall be subject to the same hearing notice requirements as conditional use applications with additional abutter's notices sent to the adjacent upstream and cross-stream properties, as well as all properties 200 feet downstream. These additional abutter's notice requirements shall also apply to site plan applications that propose stream alteration and bank maintenance.
- E. Emergency stream alterations and bank maintenance will not be considered in violation, as long as an application to the Development Review Board is submitted within 15 days after the work. When considering the application, the DRB may require additional work