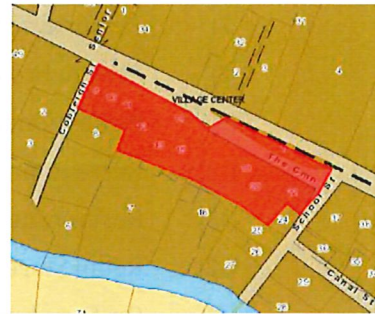


**2101 VILLAGE 12 (V12)**

**2101.A Purpose.** The Village 12 district encompasses Chester Village’s historic business district. The purpose of this district is to:

- (1) Promote the long-term vitality of Chester Village;
- (2) Ensure that new construction and renovations are compatible with and enhance the historic character, scale and settlement pattern of the village;
- (3) Provide for economic development and housing opportunities;
- (4) Encourage investment that maintains or rehabilitates historic buildings; and
- (5) Provide an attractive streetscape and a pedestrian-friendly environment.



*Figure 1: temporary, approximate zoning district map image – for reference purposes only*

**2101.B Permitted Uses<sup>1</sup>.** The following land uses and activities require a zoning permit issued by the Zoning Administrator under Section 420 and must meet all other relevant zoning provisions. Definitions for these uses are found in Section 2112.

- (1) Dwelling, single unit
- (2) Dwelling, two unit
- (3) Accessory dwelling unit
- (4) Accessory structure
- (5) Accessory use (e.g. Home Child Care Facility)
- (6) Family childcare home
- (7) Farming/Forestry
- (8) Group home (see Limitations and Exemptions)
- (9) Home occupation
- (10) Home business

**2101.C Administrative Review.** The following land uses and activities require administrative review by the Zoning Administrator under Section XX.

- (1) Arts & entertainment
- (2) Civic/Institutional
- (3) Commercial broadcast facility
- (4) Dwelling, multi-unit
- (5) Family childcare facility

<sup>1</sup> More than one principle use per lot and/or mixed used buildings are allowed under Section 2004.D

- (6) Mixed use building
- (7) Personal service shop
- (8) Private broadcast facility
- (9) Professional office
- (10) Recreation
- (11) Restaurant
- (12) Retail Store
- (13) On-farm business

**2101.D Conditional Uses<sup>2</sup>.** The following land uses and activities require conditional use review by the Development Review Board (see Section 4305) before the Zoning Administrator issues a zoning permit (see Section 420). Definitions for these uses can be found in Section 2112.

- (1) Construction of any new principal structure or any substantial replacement of existing or damaged principal building
- (2) Health care facility
- (3) Tourist lodging

**2101.D Dimensional Standards.** Proposed development in this district must conform to the following dimensional standards (also see Section 2113):

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(4)	<b>Lot size:</b>	3,600 square feet minimum
(5)	<b>Lot frontage:</b>	30 feet minimum
(6)	<b>Lot coverage:</b>	90% maximum
(7)	<b>Front setback:</b>	0 feet minimum to 16 feet maximum, applies to principal buildings only
(8)	<b>Side setback:</b>	0 feet minimum
(9)	<b>Rear setback:</b>	8 feet minimum
(10)	<b>Height:</b>	35 feet maximum

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**2101.F Other District Standards.** In addition to all the applicable standards in Article 3, proposed development must conform to the following:

**Supplemental Standards**  
**General Standards**

- Drive-through service is prohibited in this district
- Corporate or franchise architecture is prohibited in this district.
- New buildings and additions must be compatible with the architectural form, scale, massing and materials of buildings found in the district.

**Standards for new buildings**

1. Designs that reference the form and materials of traditional village commercial buildings, residential buildings, barns or agricultural outbuildings (as appropriate to the subject location) are strongly encouraged.

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<sup>2</sup> More than one principle use per lot and/or mixed used buildings are allowed under Section 2004.D

2. Designs that use high-quality natural materials such as stone, wood clapboards, board and batten, barn board or composite materials that are visually indistinguishable from traditional materials for exterior cladding are strongly encouraged.
3. Fit new buildings into the surrounding built environment in a manner that maintains the settlement pattern and scale of the neighborhood.
4. Facades will be broken into sections that are not more than 40 feet wide by using ells, bays, projections or recesses with not less than a 4-foot change in the wall plane.

**New or Modified Building Facades**

The applicant must incorporate these items into the design:

- A principal entrance that faces the road and with a walkway connection to the sidewalk (where existing or planned)
- A regular fenestration pattern
- No length of solid or blank walls between openings for windows or doors that exceeds 20 feet.

At least four of the following items must be incorporated into new or modified building facades:

1. A functional second story with a floor area that is not less than 40% of the floor area of the ground floor
2. A storefront design with clear glass windows offering views into the building interior composing a minimum of 60% of the ground-level wall area up to 10 feet above finished grade
3. An open porch, arcade or gallery at least 6 feet deep that extends along no less than 40% of the façade
4. Permanent awnings (vinyl or plastic awnings are prohibited), overhangs or trellises over the ground floor windows
5. One or more dormers or cupolas, which must be proportional in size to the building, relate to the size and placement of the windows below and break up the mass of a large roof expanse.
6. A cross gable or ell, which must not be less than 24 feet wide or 30% of the façade, whichever is less, and which must project from or be recessed behind the wall plane at least 4 feet.
7. Wood-clad exterior with corner board trim
8. Stone construction
9. Shutters that are appropriately sized and hung so as to appear functional (able to be closed and cover the window opening)
10. Vertical windows (taller than they are wide), which may be combined to fill a horizontal opening
11. One or more bay windows

*Add Administrative Review before (or in place of) Section 4304 Site Plan Review*

**Section XX Administrative Review**

**XX.A Applicability.** To streamline the permitting process, the Zoning Administrator may review and approve land uses as specified in Section 2101.C pursuant to 24 V.S.A. § 4464(c).

**XX.B Application Requirements.** An applicant shall submit a complete application, site plan, associated fees, and all necessary information about how the project meets the review criteria.

**XX.C Review Criteria.** All developments subject to Administrative Review must meet the following site plan review standards:

- 1) Adequacy of parking, traffic access and circulation for pedestrians and vehicles;
- 2) Landscaping and screening;
- 3) Protection of the utilization of renewable resources;
- 4) Exterior lighting;
- 5) Size, location and design of signs; and,
- 6) All other applicable provisions in these Bylaws.

**XX.D Decisions.** No new development shall be approved that results in an undue adverse impact under any applicable standards set forth in these Bylaws. All decisions, whether to approve, approve with conditions, or disapprove an application under Administrative Review shall be based upon the review criteria in these Bylaws.

**XX.E Appeal.** Decisions rendered under Administrative Review are subject to appeals under Section 4402.

**XX.F Referral to Development Review Board.** The authority to render an administrative decision does not mean that the Zoning Administrator is required to do so. The Zoning Administrator may refer any application to the Development Review Board where board review or interpretation is appropriate or necessary. In such cases, the applicant shall be responsible for any additional fees or submittals needed for board review.

*Associated changes needed in other parts of the draft Bylaws:*

Tourist Housing

- Now B&B, Inn, Hotel/Motel
- Existing draft makes the Fullerton Inn nonconforming
- Eliminate unnecessary detail
- Revisit definitions

Parking notes

- daytime business parking exempt
- Nighttime parking: standards needed/off-street parking needed for winter parking ban

Noise/performance standards

- Quiet at 10 pm and later

Supplemental/Design Standards

- Keep for the Green and Stone Village

Landscaping

**3104 PARKING AND LOADING AREAS**

**3104.C Amount of Parking and Loading Space.** All development must provide an adequate amount of off-street parking and loading areas to fully meet the needs of the proposed use(s) in accordance with the following:

- (11) **Minimum Number of Parking Spaces.** The minimum number of parking spaces will be as specified below unless the applicant submits a professionally prepared parking study establishing the amount of parking needed:
  - (a) **Residential Uses:** 2 spaces per detached single-family dwelling, two-family dwelling or manufactured home and 1 per accessory dwelling. For all other dwellings, 1 per unit plus 0.2 for each bedroom in excess of one (i.e., 1.2 for a two-bedroom unit, 1.4 for a three-bedroom unit, etc.).
  - (b) **Lodging Uses:** 1.2 spaces per guest room.
  - (c) **Commercial Uses:** 1 space per 500 square feet of gross floor area (does not include outdoor use areas). For uses that entirely or primarily occur outdoors, see (f) below.
  - (d) **Industrial Uses:** 1 space per 1,000 square feet of gross floor area (does not include outdoor use areas). For uses that entirely or primarily occur outdoors, see (f) below.
  - (e) **Arts, Entertainment, Recreation, Civic and Community Uses:** 1 space per 5 seats or 1 space per 500 square feet of gross floor area if no seats (does not include outdoor use areas). For uses that entirely or primarily occur outdoors or for uses that do not involve public assembly, see (f) below.
  - (f) **All Other Uses.** The Zoning Administrator will establish the minimum number of spaces for any use that does not fit into a category above based on consideration of parking demand and requirements for the proposed use or a functionally similar use in Chester or elsewhere in Vermont.
- (12) **V12 District.** Projects located within the V12 District do not need to comply with these minimum parking space requirements. However, all projects in the V12 District must demonstrate that adequate off-street, nighttime parking is provided to be consistent with Chester's snow parking ban.

**3208 BED AND BREAKFAST**

**3208.A** A bed and breakfast must:

- (1) Be operated by a resident of the dwelling;
- (2) Be licensed by the state;
- (3) May offer up to one meal a day (i.e. breakfast) to guests only;
- (4) Not house any guest for a continuous period of 30 days or more; and
- (5) Not offer meals to the general public.

3208.B A bed and breakfast must provide guest parking in accordance with Section 3104, including meeting the minimum parking requirements for lodging uses. Guest parking must not be located within the driveway and must conform to the standards of Section 3104.

3208.C A bed and breakfast may have not more than 1 sign not to exceed 6 square feet in area and must conform to all applicable standards of Section 3107.

**3209 INN**

3209.A An inn must:

- (1) Be licensed by the state;
- (2) Not have more than 20 guest rooms; and
- (3) Not house any guest for a continuous period of more than 30 days.

3209.B An inn may offer meals or other services (spa, fitness center, meeting rooms, etc.) to guests and the general public.

3209.C An inn must provide guest parking in accordance with Section 3104, including meeting the minimum parking requirements for lodging uses. Guest parking must not be located within the driveway or between the road and the principal building.

3209.D An inn may have signage as allowed in Section 3107 for the applicable zoning district.

**3212 HOTEL OR MOTEL**

3212.A A hotel or motel must:

- (1) Be licensed by the state;
- (2) Not house any guest/tenant for a continuous period of 30 days or more except in an extended stay room that meets the standards below; and

3212.B Extended stay rooms must:

- (1) Provide guests/tenants with a private, secured space for their exclusive use;
- (2) Not house more than two unrelated adults; and
- (3) Meet the minimum requirements for providing complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation at a minimized scale[Section 3010].

3212.C A hotel or motel may include accessory uses such as restaurants, event facilities, meeting spaces, fitness centers or spas that are open to guests and the general public.





**2101 VILLAGE 12 (V12)**

2101.A Purpose. The Village 12 district encompasses Chester Village's historic business district. The purpose of this district is to:

- (1) Promote the long-term vitality of Chester Village;
- (2) Ensure that new construction and renovations are compatible with and enhance the historic character, scale and settlement pattern of the village;
- (3) Provide for economic development **and housing** opportunities;
- (4) Encourage investment that maintains or rehabilitates historic buildings; and
- (5) Provide an attractive streetscape and a pedestrian-friendly environment.



Figure 1: temporary, approximate zoning district map image – for reference purposes only

2101.B Permitted Uses<sup>1</sup>. The following land uses and activities require a zoning permit issued by the Zoning Administrator under Section 420 and must meet all other relevant zoning provisions. The Zoning Administrator may issue a permit for these uses. Definitions for these uses are found in Section 2112.

Commented [JR1]: Consider allowing multiple uses per lot in only select zoning districts (i.e. in the villages)

Commented [JR2]: Update the definitions as needed.

**Residential Uses**

- ~~(6) Any single or two-family dwellings existing when these bylaws were adopted will be treated as a permitted use in this district.~~
- ~~(7) New single or two-family dwellings are prohibited.~~
- ~~(8) Multi-family dwelling (3+)~~
- (1) Dwelling, single unit
- (2) Dwelling, two unit
- ~~(9)(3) Accessory dwelling unit as an accessory to a pre-existing dwelling~~
- (4) Accessory structure
- (5) Accessory use (e.g. Home Child Care Facility)
- ~~(4)(6) Family childcare home as an accessory to a pre-existing dwelling~~
- (7) Farming/Forestry
- (8) Group home (see Limitations and Exemptions)
- ~~(14)(9) Home occupation as an accessory to a pre-existing dwelling~~
- (10) Home business as an accessory to a pre-existing dwelling

<sup>1</sup> More than one principle use per lot and/or mixed used buildings are allowed under Section 2004.D

2101.C Administrative Review. The following land uses and activities require administrative review by the Zoning Administrator under Section XX.

- (1) Arts & entertainment
- (2) Civic/Institutional
- (3) Commercial broadcast facility
- (4) Dwelling, multi-unit
- (5) Family childcare facility
- (6) Mixed use building
- (7) Personal service shop
- (8) Private broadcast facility
- (9) Professional office
- (10) Recreation
- (11) Restaurant
- (12) Retail Store
- (13) On-farm business
- (14) Senior housing
- (13) Assisted living or skilled nursing service
- (14) Group home (Level 1) as an accessory to a pre-existing dwelling
- Lodging Uses**
  - (15) Bed and breakfast as an accessory to a pre-existing dwelling
  - (16) Inn
  - (17) Rooming and boarding house as an accessory to a pre-existing dwelling
  - (18) Short term rental
- Commercial Uses**
  - (19) Retail sales (up to 3,000 sf)
  - (20) Repair service (small goods, up to 3,000 sf)
  - (21) Open market
  - (22) Financial establishment
  - (23) Rental and leasing (small goods, up to 3,000 sf)
  - (24) Office, professional, business or administrative service (up to 3,000 sf)
  - (25) Personal service (up to 3,000 sf)
  - (26) Restaurant (sit-down)
- Industrial Uses**
  - (27) Media recording or broadcasting studio

~~(28) — Communications antenna~~

**Art, Entertainment and Recreation Uses**

~~(29) — Theater~~

~~(30) — Artist gallery or studio (up to 3,000 sf)~~

~~(31) — Museum~~

~~(32) — Indoor recreation (up to 3,000 sf)~~

~~(33) — Public outdoor recreation or park~~

**Civic and Community Uses**

~~(34) — Government facility~~

~~(35) — Educational institution~~

~~(36) — Specialty school (indoor and up to 6,000 sf)~~

~~(37) — Clinic or outpatient care services~~

~~(38) — Child day care~~

~~(39) — Religious institution~~

~~(40) — Social club~~

**Natural Resource-Based Uses**

~~(41) — Farming or forestry~~

~~(42) — On-farm business (Level 1)~~

2101.CD Conditional Uses<sup>2</sup>. The following land uses and activities require conditional use review by the Development Review Board (see Section 4305) before the Zoning Administrator issues a zoning permit (see Section 420). An applicant must obtain conditional use approval (see Section 4305) from the Development Review Board before the Zoning Administrator may issue a permit for the uses listed here. Definitions for these uses can be found in Section 2112.

**Residential Uses**

~~(1) — Construction of any new principal structure or any substantial replacement of existing or damaged principal building~~

~~(2) — Health care facility~~

~~(3) — Tourist lodging~~

~~(43) — Group home (Level 2)~~

Commented [JR3]: Give it a different name

**Commercial Uses**

~~(44) — Retail sales (>3,000 sf)~~

~~(45) — Office, professional, business or administrative service (>3,000 sf)~~

~~(46) — Personal service (>3,000 sf)~~

~~(47) — Restaurant (take-out)~~

<sup>2</sup> More than one principle use per lot and/or mixed used buildings are allowed under Section 2004.D

~~(48) Mobile food service~~

~~(49) Bar~~

~~Event facility~~

~~(50)~~

~~Industrial Uses~~

~~Food or beverage manufacturing (enclosed, up to 6,000 sf)~~

~~Art, Entertainment and Recreation Uses~~

~~(51) Artist gallery or studio (>3,000 sf)~~

~~(52) Indoor recreation (>3,000 sf)~~

~~Civic and Community Uses~~

~~(53) Funeral services~~

Commented [JR4]: Better handled through a vendor ordinance?

~~2104.D Site Plan Review. An applicant must obtain site plan approval before the Zoning Administrator may issue a permit for all uses other than single and two-family dwellings, and accessory uses including home occupation, family child care home, bed and breakfast, short term rental and farming or forestry (see Section Error! Reference source not found. Error! Reference source not found.).~~

2101.ED Dimensional Standards. Proposed development in this district must conform to the following dimensional standards (also see Section 2113):

<del>(54)(4) Lot size:</del>	3,600 square feet minimum
<del>(55)(5) Lot frontage:</del>	30 feet minimum
<del>(56)(6) Lot coverage:</del>	90% maximum
<del>(57)(7) Front setback:</del>	0 feet minimum to 16 feet maximum, applies to principal buildings only
<del>(58)(8) Side setback:</del>	0 feet minimum
<del>(59)(9) Rear setback:</del>	8 feet minimum
<del>(60) Footprint:</del>	<del>6,000 square feet maximum, applies to principal buildings only</del>
<del>(61)(10) Height:</del>	35 feet maximum
<del>(62) Density:</del>	<del>1 dwelling unit or principal use per 3,600 square feet of lot area maximum</del>

2101.F Other District Standards. In addition to all the applicable standards in Article 3, proposed development must conform to the following:

Supplemental Standards  
General Standards

- Drive-through service is prohibited in this district
- Corporate or franchise architecture is prohibited in this district.
- New buildings and additions must be compatible with the architectural form, scale, massing and materials of buildings found in the district.

Standards for new buildings

1. Designs that reference the form and materials of traditional village commercial buildings, residential buildings, barns or agricultural outbuildings (as appropriate to the subject location) are strongly encouraged.

2. Designs that use high-quality natural materials such as stone, wood clapboards, board and batten, barn board or composite materials that are visually indistinguishable from traditional materials for exterior cladding are strongly encouraged.
3. Fit new buildings into the surrounding built environment in a manner that maintains the settlement pattern and scale of the neighborhood.
4. Facades will be broken into sections that are not more than 40 feet wide by using ells, bays, projections or recesses with not less than a 4-foot change in the wall plane.

**New or Modified Building Facades**

The applicant must incorporate these items into the design:

- A principal entrance that faces the road and with a walkway connection to the sidewalk (where existing or planned)
- A regular fenestration pattern
- No length of solid or blank walls between openings for windows or doors that exceeds 20 feet.

At least four of the following items must be incorporated into new or modified building facades:

1. A functional second story with a floor area that is not less than 40% of the floor area of the ground floor
2. A storefront design with clear glass windows offering views into the building interior composing a minimum of 60% of the ground-level wall area up to 10 feet above finished grade
3. An open porch, arcade or gallery at least 6 feet deep that extends along no less than 40% of the façade
4. Permanent awnings (vinyl or plastic awnings are prohibited), overhangs or trellises over the ground floor windows
5. One or more dormers or cupolas, which must be proportional in size to the building, relate to the size and placement of the windows below and break up the mass of a large roof expanse.
6. A cross gable or ell, which must not be less than 24 feet wide or 30% of the façade, whichever is less, and which must project from or be recessed behind the wall plane at least 4 feet.
7. Wood-clad exterior with corner board trim
8. Stone construction
9. Shutters that are appropriately sized and hung so as to appear functional (able to be closed and cover the window opening)
10. Vertical windows (taller than they are wide), which may be combined to fill a horizontal opening
11. One or more bay windows

*Add Administrative Review before (or in place of) Section 4304 Site Plan Review*

**Section XX Administrative Review**

**XX.A Applicability.** To streamline the permitting process, the Zoning Administrator may review and approve land uses as specified in Section 2101.C pursuant to 24 V.S.A. § 4464(c).

**XX.B Application Requirements.** An applicant shall submit a complete application, site plan, associated fees, and all necessary information about how the project meets the review criteria.

**XX.C Review Criteria.** All developments subject to Administrative Review must meet the following site plan review standards:

- 1) Adequacy of parking, traffic access and circulation for pedestrians and vehicles;
- 2) Landscaping and screening;
- 3) Protection of the utilization of renewable resources;
- 4) Exterior lighting;
- 5) Size, location and design of signs; and,
- 6) All other applicable provisions in these Bylaws.

**XX.D Decisions.** No new development shall be approved that results in an undue adverse impact under any applicable standards set forth in these Bylaws. All decisions, whether to approve, approve with conditions, or disapprove an application under Administrative Review shall be based upon the review criteria in these Bylaws.

**XX.E Appeal.** Decisions rendered under Administrative Review are subject to appeals under Section 4402.

**XX.F Referral to Development Review Board.** The authority to render an administrative decision does not mean that the Zoning Administrator is required to do so. The Zoning Administrator may refer any application to the Development Review Board where board review or interpretation is appropriate or necessary. In such cases, the applicant shall be responsible for any additional fees or submittals needed for board review.

**Commented [JR5]:** This would include Other District Standards, which have some architectural/building orientation standards. It would also include performance standards (e.g. noise, etc.).

Draft Revisions

September 28, 2021

*Associated changes needed in other parts of the draft Bylaws:*

Tourist Housing

- Now B&B, Inn, Hotel/Motel
- Existing draft makes the Fullerton Inn nonconforming
- Eliminate unnecessary detail
- Revisit definitions

Parking notes

- daytime business parking exempt
- Nighttime parking: standards needed/off-street parking needed for winter parking ban

Noise/performance standards

- Quiet at 10 pm and later

Supplemental/Design Standards

- Keep for the Green and Stone Village

Landscaping

## 3104 PARKING AND LOADING AREAS

3104.C Amount of Parking and Loading Space. All development must provide an adequate amount of off-street parking and loading areas to fully meet the needs of the proposed use(s) in accordance with the following:

~~(63)~~(11) **Minimum Number of Parking Spaces.** The minimum number of parking spaces will be as specified below unless the applicant submits a professionally prepared parking study establishing the amount of parking needed:

- (a) **Residential Uses:** 2 spaces per detached single-family dwelling, two-family dwelling or manufactured home and 1 per accessory dwelling. For all other dwellings, 1 per unit plus 0.2 for each bedroom in excess of one (i.e., 1.2 for a two-bedroom unit, 1.4 for a three-bedroom unit, etc.).
- (b) **Lodging Uses:** 1.2 spaces per guest room.
- (c) **Commercial Uses:** 1 space per 500 square feet of gross floor area (does not include outdoor use areas). For uses that entirely or primarily occur outdoors, see (f) below.
- (d) **Industrial Uses:** 1 space per 1,000 square feet of gross floor area (does not include outdoor use areas). For uses that entirely or primarily occur outdoors, see (f) below.
- (e) **Arts, Entertainment, Recreation, Civic and Community Uses:** 1 space per 5 seats or 1 space per 500 square feet of gross floor area if no seats (does not include outdoor use areas). For uses that entirely or primarily occur outdoors or for uses that do not involve public assembly, see (f) below.
- (f) **All Other Uses.** The Zoning Administrator will establish the minimum number of spaces for any use that does not fit into a category above based on consideration of parking demand and requirements for the proposed use or a functionally similar use in Chester or elsewhere in Vermont.

~~(64)~~(12) **V12 District Maximum Number of Parking Spaces.** Projects located within the V12 District do not need to comply with these minimum parking space requirements. However, all projects in the V12 District must demonstrate that adequate off-street, nighttime parking is provided to be consistent with Chester's snow parking ban. The maximum number of parking spaces will be twice the minimum number of spaces based on the applicable ratio in Paragraph (1), above, unless the applicant submits a professionally prepared parking study establishing that a greater amount of parking is needed.

## 3208 BED AND BREAKFAST

3208.A A bed and breakfast must:

- ~~(65)~~ **Be located within a single family dwelling and/or accessory building(s) to a single family dwelling;**
- (1) Be operated by a resident of the dwelling;
  - (2) Be licensed by the state;



- (3) ~~Not have more than 5 guest rooms; May offer up to one meal a day (i.e. breakfast) to guests only;~~
- (4) Not house any guest for a continuous period of 30 days or more; and
- (5) Not offer meals to the general public.

3208.B A bed and breakfast must provide guest ~~vehicular and bicycle~~ parking in accordance with Section 3104, including meeting the minimum parking requirements for lodging uses. Guest parking must not be located within the driveway and must conform to the standards of Section 3104.

3208.C A bed and breakfast may have not more than 1 sign not to exceed 6 square feet in area and must conform to all applicable standards of Section 3107.

**Commented [JR6]:** review Sec. 3107 for content-neutral sign standards

~~3208.D A bed and breakfast will be considered an accessory use of residential property and will not require site plan approval.~~

3209 INN

3209.A An inn must:

- (6) ~~Be located within a single family dwelling and/or accessory building(s) to a single family dwelling;~~
- (7) ~~Have a resident manager;~~
- (8) Be licensed by the state;
- (9) Not have more than 20 guest rooms; and
- (10) Not house any guest for a continuous period of more than 30 days.

**Commented [JR7]:** Is this the correct number?

**Commented [AT8R7]:** as far as the Fullerton inn? yes that's how many they have according to the lister card [https://www.nemrc.info/web\\_data/vtchst/camadetailT.php?prop=605018](https://www.nemrc.info/web_data/vtchst/camadetailT.php?prop=605018).

3209.B An inn may offer meals or other services (spa, fitness center, meeting rooms, etc.) to ~~guests and~~ the general public ~~as a conditional use~~.

3209.C An inn must provide guest ~~vehicular and bicycle~~ parking in accordance with Section 3104, including meeting the minimum parking requirements for lodging uses. Guest parking must not be located within the driveway or between the road and the principal building.

3209.D An inn may have signage as allowed in Section 3107 for the applicable zoning district.

3212 HOTEL OR MOTEL

3212.A A hotel or motel must:

- (11) ~~Be limited to a maximum number of guestrooms that does not exceed 1 per 400 square feet of gross floor area;~~
- (12) Be licensed by the state;
- (13) Not house any guest/tenant for a continuous period of 30 days or more except in an extended stay room that meets the standards below; and

- ~~(14) — Provide at least 50 square feet of common open space for each standard guestroom and 100 square feet for each extended stay room that will be:~~
  - ~~(a) — Located in one or more areas conveniently accessible to guests/tenants with no area being less than 30 feet in any dimension;~~
  - ~~(b) — Designed with seating areas and other passive recreation facilities to be available to all guests/tenants; and~~
  - ~~(c) — Landscaped with trees, shrubs, groundcover and/or ornamental plants.~~

3212.B Extended stay rooms must:

- ~~(45)~~(14) Provide guests/tenants with a private, secured space for their exclusive use;
- ~~(46)~~(15) Not house more than two unrelated adults; and
- ~~(47)~~(16) Meet the minimum requirements for [independent living of Section providing complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation at a minimized scale](#) [Section 3010].

3212.C A hotel or motel may include accessory uses such as restaurants, event facilities, meeting spaces, fitness centers or spas that are open to [guests and](#) the general public.

## Summary of V12 changes

The Subcommittee chose a more general list of uses in order to minimize the number of times a change to the business will require a new permit. Many of the uses you see eliminated are allowed as a category of a more general use. For example, a recording studio may be allowed as a form of arts and entertainment. Repair service may be allowed, to the extent it is generally associated with a retail store, such as a shop that sells and fixes computers. Some of the eliminated uses we may want to reconsider, such as allowing senior housing in some of the larger existing buildings in V12.

The Subcommittee created administrative review to allow for a separate list of review requirements appropriate for a lower level of review. The advantage of an administrative review will not be limited to avoiding a hearing before the Development Review Board and its inevitable 2-month delay. It will have less technical and extensive review requirements. It is analogous to the minor site plan review, but a little clearer when it applies.

Section XX on page 4 gives an outline of what would be required for administrative review. The requirements for a site plan document have not been finalized.

