

## CHESTER UNIFIED DEVELOPMENT BYLAWS

**LOT COVERAGE:** That part of the lot that is covered by the footprint of the building area(s).

**LOT LINE ADJUSTMENT:** See Boundary Line Adjustment

**LOWEST FLOOR:** The lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; *provided*, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of 44 CFR 60.3.

**MANUFACTURING:** Any process whereby the nature, size or shape of articles or raw materials are changed, or where articles are assembled and packaged. (See Industrial Use.)

**MARKET VALUE:** The building value, excluding the land (as agreed between a willing buyer and seller), as established by what the local real estate market will bear. Market value can be established by independent certified appraisal, replacement cost depreciated by age of building (i.e. Actual Cash Value) or adjusted assessed values.

**MASTER PLAN:** A comprehensive, long-range plan intended to guide the growth and development of a parcel or tract of land, which may be required by the Development Review Board in accordance with Section 4. 10(A)(5).

**MULTI-PURPOSE BUILDINGS:** Buildings with a variety of complimentary and integrated uses, such as, but not limited to, residential, retail, restaurant, professional office and personal services, in a compact urban form. **Multi-purpose** buildings generally include retail, personal service, restaurant and similar uses located on the first-floor, with residential or professional office uses on the second or third floors above.

**MOBILE HOME:** A structure or type of manufactured home that is built on a permanent chassis and is designed to be used as a dwelling with or without a permanent foundation, includes plumbing, heating, cooling, and electrical systems, and is:

- Transportable in one or more sections; and
- At least eight feet wide or 40 feet long or when erected has at least 320 square feet or if the structure was constructed prior to June 15, 1976, at least eight feet wide or 32 feet long; or
- Any structure that meets all the requirements of this subdivision except for size and for which the manufacturer voluntarily files a certification required by the U.S. Department of Housing and Urban Development and complies with the standards established under Title 42 of the U.S. Code.

**Updates to proposed Admin UDB Amendments – June 5, 2023 Resubmittal to Selectboard**  
(red changes from March 20 submittal, blue changes for June 5 resubmittal)

**3.22 Renewable Energy Facilities**

(Note: Development associated with utility, energy or telecommunications infrastructure that receives a Certificate of Public Good from the Vermont Public Utilities Commission is exempt from these bylaws. See Section 4.3)

[Leave unchanged: PC needs to make thorough review of Section 3.22]

**4.3. Limitations and Exemptions**

**4.3.B.19** Self-contained travel or camper trailers may be stored on a lot year-round, but occupancy of a self-contained travel or camper trailer is limited to not more than 180 days total in any calendar year. The storage or occupancy of more than 2 travel or camper trailers on a lot will be considered a campground under Section 3.3. Within the Village Center and Village Green Districts, travel or camper trailers must be located behind the frontline of the principal building or within an enclosed structure.

[Leave unchanged]

**5.2 Road Design**

**A. New Roads.** [withdraw previously recommended change]

**H. Rights-of-Way.** In accordance with 24 V.S.A. §4412(3), rights-of-way for any existing lots that do not have frontage on a State or Town Highway require Subdivision approval by the Development Review Board. ~~and must conform to the Town of Chester's Road and Bridge Specifications.~~ A right-of-way serving ~~only one or two~~ lots shall conform to the driveway standards in section 5.2.G above. ~~Two~~ Three or more lots not having frontage on a public highway shall meet the ~~road standards~~ *Town of Chester's Road and Bridge Specifications*. The Development Review Board shall require that a professional engineer, at the sole expense of the applicant, certify that a newly constructed road was designed and constructed in accordance with the *Town of Chester's Road and Bridge Specifications* and a certificate of compliance issued by the Zoning Administrator prior to opening the newly constructed road to general use. The Development Review Board shall also require that the applicant designate a contact person responsible for future maintenance of the road.

**7.16 Waivers**

**7.16.A** Ability to waive subdivision requirements to permit multiple principal structures on a lot [Delete previously recommended change; can be accomplished through PUD]

**8.2 Definitions**

**ROADS:** Any street, highway, avenue, land, or right-of-way commonly used by the public for vehicular traffic, regardless of its length that provides access to ~~two~~ three or more lots, shall be deemed a road. An access driveway to ~~one or two lots a single lot~~ shall not be considered a road.



UNIFIED DEVELOPMENT BYLAWS  
TOWN OF CHESTER, VERMONT



ADOPTED MARCH 15, 2017

EFFECTIVE APRIL 5, 2017

AMENDED JUNE 1, 2022

EFFECTIVE JUNE 22, 2022

**The “Five Chester Center Districts” amendment draft of 05.30.2023 including:**

**2.3 Village Center**

**2.4 Mixed Use (was Residential-Commercial)**

**2.5 General Business (was Commercial-Industrial)**

**2.6 Stone Village**

**2.7 Neighborhood (was R-20 and includes some of R-40)**

## CHESTER UNIFIED DEVELOPMENT BYLAWS

### 2.3 Village Center (VC) District

**A. Purpose:** To provide a mix of commercial, residential and civic uses that are consistent with the traditional compact Village Center as described in *the Chester Town Plan*. Development in this District shall be of the highest density in the Town, preserve historic character, and provide a pedestrian-friendly streetscape that accommodates public transportation.

**B. Permitted Uses:** The following land uses require a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Accessory Dwelling Unit
2. Accessory Structure
3. Accessory Use (e.g., Home Child Care Facility, ~~Home Occupation~~)
4. Family Childcare Home
5. Group Home
6. Home Occupation
7. Private Broadcast Facility
8. Residential – Single- and Two-Household
9. Residential – Multi-Household (3- or 4-Units)

**C. Conditional Uses:** The following land uses require conditional use review by the Development Review Board (see Section 4.8) and a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Arts & Entertainment
2. ~~Building and Construction Trades~~
3. Civic/Institutional
4. Commercial Broadcast Facility
5. Family Child Care Facility
6. Health Care Facility
7. Home Business
8. Light Industry
9. Multi-Purpose ~~Mixed Use~~
10. Personal Service Shop
11. Professional Office
12. Recreation
13. Residential – Multi-Household (5 or More Units)
14. Restaurant
15. Retail Store
16. Tourist Lodging



## CHESTER UNIFIED DEVELOPMENT BYLAWS

### D. Dimensional Standards:

Minimum Lot Size	1/8 acre (5,445 sq. ft.)	<del>20,000 sq. ft.</del>
Minimum Lot Frontage	50 ft.	<del>100 ft.</del>
Minimum Front Yard Setback	10 ft.	<del>20 ft.</del>
Minimum Side Yard Setback	5 ft.	<del>15 ft.</del>
Minimum Rear Yard Setback	10 ft.	<del>15 ft.</del>
Maximum Lot Coverage	80%	<del>35%</del>
Maximum Building Height	35 ft.	<del>35 ft.</del>

### E. Supplemental Standards:

**1. Building Orientation.** Buildings shall front toward and relate to frontage streets, both functionally and visually, and not be oriented toward parking lots.

**2. Character of Development.** New buildings and modifications of existing buildings shall be of a similar building mass and orientation as buildings in this District, and shall not unduly detract from the existing character of the Village. Where there are conflicts with existing adjoining buildings, building modifications or expansions of uses shall not increase the degree of conflict.

**3. Landscaping and Screening.** The Development Review Board shall require landscaping or other screening between incompatible uses or structures.

## CHESTER UNIFIED DEVELOPMENT BYLAWS

### 2.3.1 Village Green (VG) District



**A. Purpose.** The Village Green is the area on the southwest side of Main Street between School and Cobleigh Streets. The purpose of the area is:

- To promote the long-term vitality of Chester’s village center
- To ensure new construction and renovations are compatible with and enhance the historic character, scale, and settlement pattern of this part of Chester
- Provide for economic development and housing opportunities
- Encourage investment that maintains or rehabilitates historic buildings
- Provide an attractive streetscape and pedestrian-friendly environment as envisioned in the Village Master Plan.

**B. Permitted Uses:** The following land uses require a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Accessory Dwelling Unit
2. Accessory Structure
3. Accessory Use
4. Art Studio and/or Gallery
5. Dwelling – Single- and Two-Household
6. Family Childcare Home
7. Home Occupation
8. ~~Mixed Use~~ Multi-Purpose
9. Professional Office
10. Restaurant
11. Retail Store



## CHESTER UNIFIED DEVELOPMENT BYLAWS

**C. Conditional Uses:** The following land uses require conditional use review by the Development Review Board (see Section 4.8) and a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Arts & Entertainment Facility
2. Civic/Institutional
3. Construction of any new principal structure or any substantial replacement or enlargement of an existing or damaged principal building
4. Dwelling – Multi-Household including, but not limited to, senior housing (housing and convenience services for people aged 55 or older)
5. Family Child Care Facility
6. Health Care Facility
7. Home Business
8. Light Industry
9. Open Market
10. Personal Service Shop
11. Recreation
12. Residential Care Home/Group Home (serving more than 8 persons)
13. Tourist Lodging

### D. Dimensional Standards:

Minimum Lot Size	3,600 sq. ft.
Minimum Lot Frontage	30 ft.
Minimum Front Yard Setback	0 ft.
Minimum Side Yard Setback	0 ft.
Minimum Rear Yard Setback	8 ft.
Maximum Lot Coverage	90%
Maximum Building Height	35 ft.

### E. Supplemental Standards:

1. **Building Orientation.** Buildings shall front toward and relate to frontage streets, both functionally and visually, and not be oriented toward parking lots.
2. **Character of Development.** New buildings and modifications of existing buildings shall be of a similar building mass and orientation as buildings in this District and shall not unduly detract from the existing character of the Village. Where there are conflicts with existing adjoining buildings, building modifications or expansions of uses shall not increase the degree of conflict. Formula businesses are not permitted in this District. Any changes to the exterior of the building must follow the architectural standards in Section 4.8.C.3 Special Criteria.

## CHESTER UNIFIED DEVELOPMENT BYLAWS

3. **Landscaping and Screening.** The Development Review Board shall require landscaping or other screening between incompatible uses or structures where practical.
4. **Parking. The goal of parking regulation in the Village Green zoning district is to make as many spaces in front of the businesses on Common and Main Streets available for customers as possible.** Uses located within the VG District shall comply with the following minimum parking requirements (and are not subject to the requirements in Section 3.20):
  - a. One off-street parking space, either private or public, for each employee (based upon maximum number of employees onsite at any given time) is required for all applicable uses.
  - b. One off-street parking space, either private or public, for each dwelling unit is required.
  - c. All uses in the VG district must demonstrate that adequate off-street nighttime parking, either private or public, is provided consistent with Chester's snow parking ban.
  - d. The Development Review Board may modify these off-street parking requirements based on a determination that special conditions require more off-street parking or mitigating circumstances warrant a reduction in the number of spaces required.
5. **Noise.** The hours for quiet in this district shall vary from the Performance Standards in Section 4.9 as follows:
  - a. Noise shall not exceed 60 dB between 10:00 p.m. and 7 a.m.
  - b. Noise shall not exceed 70 dB during the day between 7 a.m. and 10:00 p.m.



## CHESTER UNIFIED DEVELOPMENT BYLAWS

### 2.4 ~~Residential-Commercial (RC)~~ Mixed Use (MU) District

**A. Purpose:** To provide a mix of higher-density residential and commercial uses in an area that is centrally located within municipal water and sewer service areas.

**B. Permitted Uses:** The following land uses require a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Accessory Dwelling Unit
2. Accessory Structure
3. Accessory Use (e.g., Home Child Care Facility, ~~Home Occupation~~)
4. Agricultural/Forestry (See Sec. 4.3 Limitations & Exemptions)
5. Family Childcare Home
6. Group Home
7. Home Occupation
8. Private Broadcast Facility
9. Residential – Single- and Two-Family
10. Residential – Multi-Family (3-4 units)

**C. Conditional Uses:** The following land uses require conditional use review by the Development Review Board (see Section 4.8) and a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Animal Hospital
2. Arts & Entertainment
3. Automotive Fuel/Service/Sales
4. Building and Construction Trades
5. Civic / Institutional
6. Commercial Broadcast Facility
7. Commercial Storage Unit
8. Family Child Care Facility
9. Health Care Facility
10. Heavy Construction Trades
11. Home Business
12. Light Industry
13. Multi-Purpose ~~Mixed-Use~~
14. Open Market
15. Personal Service Shop
16. Professional Office

**CHESTER UNIFIED DEVELOPMENT BYLAWS**

- 17. Recreation
- 18. Residential – Multi-Family (5+ units)
- 19. Restaurants
- 20. Retail Store
- 21. Tourist Lodging

**D. Dimensional Standards:**

Minimum Lot Size	20,000 sq. ft.	
Minimum Lot Frontage	120 ft.	
Minimum Front Yard Setback	25 ft.	
Minimum Side Yard Setback	15 ft.; or 30 ft. for non-residential uses abutting residential uses	
Minimum Rear Yard Setback	15 ft.; or 30 ft. for non-residential uses abutting residential uses	
Maximum Lot Coverage	70%	35%
Maximum Building Height	35 ft.	

**E. Supplemental Standards:**

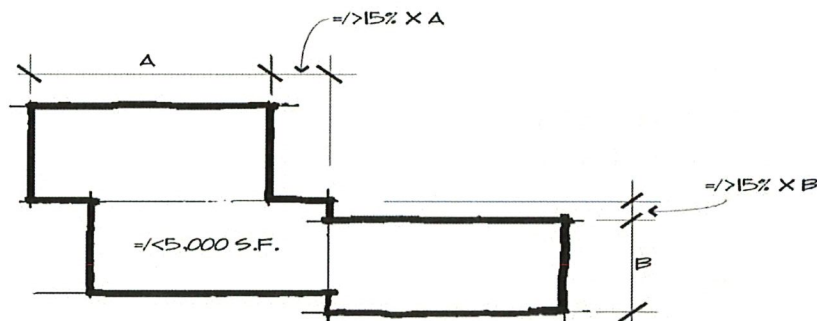
1. **Character of Development.** For the purposes of articulating the character of development, this zoning district is broken into three sub-districts:
  - a. **Chester Depot/South Main Street:** New buildings and modifications of existing buildings shall be of a similar building mass and orientation as buildings in this sub-district, and shall not unduly detract from the existing character of the Village. Where there are conflicts with existing adjoining buildings, building modifications or expansions of uses shall not increase the degree of conflict.
  - b. **Gassetts:** New development and redevelopment in this area shall continue in the current moderate density, with a mix of commercial, light industrial and residential uses. All new driveways and substantially reconstructed existing driveways shall meet the Agency of Transportation’s *Access Management Program Guidelines*, as most recently adopted.
  - c. **VT Route 103 South:** new buildings and modifications to existing buildings shall extend the historic pattern of higher density, mixed use village development that includes single and multi-family dwellings, civic and mixed-use buildings (e.g., residential apartments over commercial storefronts), and new public greens all interconnected via pedestrian paths or sidewalks. The desired character of this



## CHESTER UNIFIED DEVELOPMENT BYLAWS

area requires a shift from vehicle-oriented development allowed under the former Zoning Bylaws, to a more pedestrian-friendly form of mixed-use development. All new driveways and substantially reconstructed existing driveways shall meet the Agency of Transportation's *Access Management Program Guidelines*, as most recently adopted.

2. **Landscaping & Screening.** The Development Review Board shall require landscaping or other screening between incompatible uses or structures.
3. **Rail Oriented Uses.** No setbacks shall be required for railroad-related uses from any lot line that abuts the Railroad.
4. **Building Element.** A Building Element is a single building or distinct portion of a larger building conglomerate. No building element may be greater than 5,000 square feet in gross area. Any portion of the building element that will displace precipitation shall be included in the square footage sum. Trellises, decks, fixtures, banners, flags and their support structures shall not be included in the square footage sum and shall comply with all other applicable Town Bylaws. An attached building element must be displaced laterally from another by a minimum of 15% of the length of the larger building element common wall. Building elements shall be configured and designed to comply with all other district lot coverage, setbacks and applicable Unified Development Bylaw restrictions.



This diagram is an example of how separate Building Elements could maintain compliance with the square foot maximum called for, while being part of a larger structure. The block below and to the right of the uppermost block is attached to a wall the length of A and is offset by 15% of the length of A. The block to the right and slightly below the second block is attached to a wall the length of B and is offset by 15% of the length of wall B.

**CHESTER UNIFIED DEVELOPMENT BYLAWS**

**2.5 ~~Commercial Industrial (C-I)~~ General Business (GB) District**

**A. Purpose:** To provide a mix of commercial and light industrial uses in an area that is served by municipal water and sewer service, and adjacent to two major highways and the Green Mountain Railroad.

**B. Permitted Uses:** The following land uses require a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Accessory Dwelling Unit
2. Accessory Structure
3. Accessory Use (e.g., Home Child Care Facility, ~~Home Occupation~~)
4. Agricultural/Forestry (See Sec. 4.3 Limitations & Exemptions)
5. Family Child Care Home
6. Group Home
7. **Home Occupation**
8. Private Broadcast Facility

**C. Conditional Uses:** The following land uses require conditional use review by the Development Review Board (see Section 4.8) and a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Animal Hospital
2. Animal Kennel
3. Automotive Fuel/Service/Sales
4. Building and Construction Trades
5. Civic/Institutional
6. Commercial Broadcast Facility
7. Commercial Storage Unit
- ~~8. Heavy Construction Trades~~
9. Home Business
10. Industrial Facility
11. Light Industry
12. Professional Office
13. Recreation
14. Residential – Single, Two- & Multi-Family
15. Restaurant
16. Retail Store



**CHESTER UNIFIED DEVELOPMENT BYLAWS**

**D. Dimensional Standards:**

Minimum Lot Size	30,000 sq. ft.	
Minimum Lot Frontage	120 ft.	
Minimum Front Yard Setback	20 ft.	<del>30 ft.</del>
Minimum Side Yard Setback	15 ft.; or 30 ft. for non-residential uses abutting residential uses	<del>25 ft.; or 50 ft. for non-residential uses abutting residential uses</del>
Minimum Rear Yard Setback	15 ft.; or 30 ft. for non-residential uses abutting residential uses	<del>25 ft.; or 50 ft. for non-residential uses abutting residential uses</del>
Maximum Lot Coverage	70%	<del>50%</del>
Maximum Building Height	35 ft.	

**E. Supplemental Standards:**

- ~~1. **Character of Development.** New development and modifications to existing buildings and uses shall be consistent with the existing character of the area and compatible with adjacent land uses with respect to traffic, noise, vibrations, or other impacts in conflict with residential and commercial uses.~~
- 2. Landscaping and Screening.** The Development Review Board shall require landscaping or other screening between incompatible uses or structures.
- 3. Rail Oriented Uses.** No setbacks shall be required for railroad-related uses from any lot line that abuts the Railroad.

**CHESTER UNIFIED DEVELOPMENT BYLAWS**

**2.6 Stone Village (SV) District**

**A. Purpose:** To preserve the unique historic character of the Stone Village while providing higher-density residential neighborhoods with compatible commercial and civic uses that are consistent with the Chester Town Plan.

**B. Permitted Uses:** The following land uses require a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Accessory Dwelling
2. Accessory Structure
3. Accessory Use (e.g., Home Child Care Facility, Home Occupation)
4. Agricultural/Forestry (See Sec.4.3 Exemptions)
5. Family Child Care Home
6. Group Home
7. Private Broadcast Facility
8. Residential – Single- and Two-Family

**C. Conditional Uses:** The following land uses require conditional use review by the Development Review Board (see Section 4.8) and a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Arts & Entertainment
- ~~2. Building and Construction Trades~~
3. Civic / Institutional
- ~~4. Commercial Broadcast Facility~~
5. Family Child Care Facility
6. Home Business
7. **Multi-Purpose Mixed Use**
8. Professional Office
9. Recreation
10. Residential – Multi-Family
- 11. Restaurant**
12. Retail Store
13. Tourist Lodging

**D. Dimensional Standards:**

Minimum Lot Size	<b>20,000 sq. ft.</b>	<del>30,000 sq. ft.</del>
Minimum Lot Frontage	120 ft.	
Minimum Front Yard Setback	<b>20 ft.</b>	<del>40 ft.</del>

## CHESTER UNIFIED DEVELOPMENT BYLAWS

Minimum Side Yard Setback	20 ft.	<del>30 ft.</del>
Minimum Rear Yard Setback	16 ft.	<del>30 ft.</del>
Maximum Lot Coverage	50%	<del>20%</del>
Maximum Building Height	35 ft.	

### E. Supplemental Standards:

**1. Character of Development.** New buildings and modifications of existing buildings shall be of a similar building mass and orientation as buildings in this District and shall not unduly diminish the character of the Stone Village. External building materials are not required to be stone; however, all materials shall be compatible with the existing architecture in this District. Where there are conflicts with existing adjoining buildings, building modifications or expansions of uses shall not increase the degree of conflict.



**CHESTER UNIFIED DEVELOPMENT BYLAWS**

**2.7 Neighborhood (N) District**

**A. Purpose:** To provide higher-density residential neighborhoods with a mix of housing types and compatible commercial and civic uses that are consistent with the Chester Town Plan.

**B. Permitted Uses:** The following land uses require a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Accessory Dwelling
2. Accessory Structure
3. Accessory Use (e.g., Home Child Care Facility)
4. Agricultural/Forestry (See Sec. 4.3 Exemptions)
5. Family Child Care Home
6. Group Home
7. Home Occupation
8. Private Broadcast Facility
9. Residential – Single- and Two-Household
10. Residential – Multi-Household (3- or 4-Units)

**C. Conditional Uses:** The following land uses require conditional use review by the Development Review Board (see Section 4.8) and a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Civic / Institutional
2. Commercial Broadcast Facility
3. Family Child Care Facility
4. Home Business
5. Multi-Purpose ~~Mixed-Use~~
6. Professional Office
7. Recreation
8. Residential – Multi-Household (5 or more units)
9. Retail Store
10. Tourist Lodging

**Deleted Building and Construction Trades.**

**D. Dimensional Standards:**

	<b>Municipal Water &amp; Sewer Services</b>	<b>Class 1</b>	<b>On-Site Water and/or Wastewater Class 2</b>
Minimum Lot Size	1/5 Acre (8,712 sq. ft.)	20,000 sq. ft.	30,000 sq. ft.
Minimum Lot Frontage	60 ft.	120 ft.	150 ft.

## CHESTER UNIFIED DEVELOPMENT BYLAWS

Minimum Front Yard Setback	15 ft.	<del>25 ft.</del>	25 ft.
Minimum Side Yard Setback	10 ft.	<del>20 ft.</del>	20 ft.
Minimum Rear Yard Setback	10 ft.	<del>20 ft.</del>	20 ft.
Maximum Lot Coverage	50%	<del>20%</del>	20%
Maximum Building Height	35 ft.	<del>35 ft.</del>	35 ft.

### E. Supplemental Standards:

**1. Building Orientation.** Buildings served by municipal water and sewer (i.e. on Class 1 parcels) shall front toward and relate to frontage streets, both functionally and visually, but that orientation may be altered for solar advantage (e.g. roof orientation for PV solar panels, passive solar orientation).

**2. Character of Development.** New buildings and modifications of existing buildings shall be of a similar building mass and orientation as buildings in this District, and shall not unduly detract from the existing character of the Neighborhood District. Where there are conflicts with existing adjoining buildings, building modifications or expansions of uses shall not increase the degree of conflict.

**3. Size of Retail Stores.** In this District, retail stores shall not exceed 7,000 square feet total retail floor space.

## CHESTER UNIFIED DEVELOPMENT BYLAWS

**AUTOMOTIVE FUEL/ENERGY STATIONS:** Automotive fueling or energy stations including gas stations or other similar uses that meet the performance standards and all other requirements of these Bylaws.

**AUTOMOTIVE SALES:** Automotive sales include new and/or used car sales businesses, trailer and/or mobile home sales or other similar uses that meet the performance standards and all other requirements of these Bylaws.

**AUTOMOTIVE SERVICE:** Automotive services include motor vehicle repair service, trailer and/or mobile home service or other similar uses that meet the performance standards and all other requirements of these Bylaws.

**BASE FLOOD:** Means the flood having a one percent chance of being equaled or exceeded in any given year.

**BASE FLOOD ELEVATION (BFE):** The height of the base flood, usually in feet, in relation to the National Geodetic Vertical Datum of 1929, the North American Vertical Datum of 1988, or other datum referenced in the Flood Insurance Study report, or average depth of the base flood, usually in feet, above the ground surface.

**BASEMENT:** Any area of the building having its floor elevation (below ground level) on all sides.

**BED AND BREAKFAST:** See Tourist Lodging.

**BOUNDARY LINE ADJUSTMENT:** Moving a property boundary between two (2) or more adjoining parcels that creates no new separate lots or parcels, and has no adverse impact on access, the provision of public services and utilities, or neighboring uses.

**BROADCAST FACILITIES:** See **WIRELESS COMMUNICATIONS FACILITIES**.

**BUILDING:** A structure used for the shelter or accommodation of persons, animals, goods, personal property or equipment, which has a roof supported by columns or walls. The word "building" includes structures and shall be construed as if followed by the phrase "or part thereof."

**BUILDING AND CONSTRUCTION TRADES:** Includes, but not limited to, plumbing, electrical, carpentry, painting, masonry, roofing, **excavation**, building foundations, **and contractor storage yards**.

**BUILDING FOOTPRINT:** The area encompassed by a building's outer wall at ground level including all projections in new construction. See Figure 8.1 that is illustrative of this term.



## CHESTER UNIFIED DEVELOPMENT BYLAWS

**HEALTH CARE FACILITY:** A facility, whether public or private, principally engaged in providing health care services and the treatment of mental or physical conditions, such as a medical clinic, doctor's office or physical rehabilitation centers.

~~**HEAVY CONSTRUCTION TRADES:** Includes, but not limited to, earth moving, excavation, trucking and paving.~~

**HEIGHT (BUILDING HEIGHT):** The vertical distance of a structure measured from the average elevation of the finished grade surrounding the structure to the highest point of the roof, not including the chimney, cupola and other non-habitable roof appurtenances.

**HIGHEST ADJACENT GRADE:** The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a building.

**HISTORIC STRUCTURE:** Any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

- (i) By an approved state program as determined by the Secretary of the Interior or
- (ii) Directly by the Secretary of the Interior in states without approved program

**HOME BUSINESS:** Any small business carried on by family members in a minor portion of the dwelling or in an accessory building, with no more than ~~five (5) four (4)~~ on premise employees who are not part of the family in accordance with Section 3.12 of these Bylaws.

**HOME OCCUPATION:** Any use conducted entirely within a dwelling or accessory building and carried on by the occupants thereof and up to two (2) full time equivalent on premises employees, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes, does not change the character thereof, and does not have an undue adverse effect upon the character of the residential area in which the dwelling is located.

**HOTEL:** See Tourist Lodging.

**CHESTER UNIFIED DEVELOPMENT BYLAWS**

**IMPERVIOUS SURFACE:** A surface that has been compacted or covered with a layer of material that is highly resistant to infiltration by water, including building roofs, hardscapes (e.g. brick patio), sidewalks, driveways, roads and parking lots. Both paved and gravel roads and driveways constitute impervious surfaces. See Figure 8.2 which is illustrative of this term.

**INDUSTRIAL FACILITY:** A site comprised of one or more buildings dedicated to industrial use.

**INDUSTRIAL USE:** Those fields of economic activity that include the transformation of raw materials, manufacturing, processing, transportation terminals and wholesale trade, but does not include extraction operations as defined in these Bylaws.

**INN:** See Tourist Lodging.

**INTERNALLY LIT SIGN:** A sign with a light source that originates from within the materials of the sign.

**LAND DEVELOPMENT:** See Development.

**LEASE:** Lease shall not include land leased by any person for agricultural purposes.

**LEED CERTIFICATION STANDARDS:** LEED (Leadership in Energy and Environmental Design) is an ecology-oriented building certification program run under the auspices of the U.S. Green Building Council. LEED concentrates its efforts on improving performance across five key areas of environmental and human health; energy efficiency; indoor environmental quality, materials selection, sustainable site development and water savings.

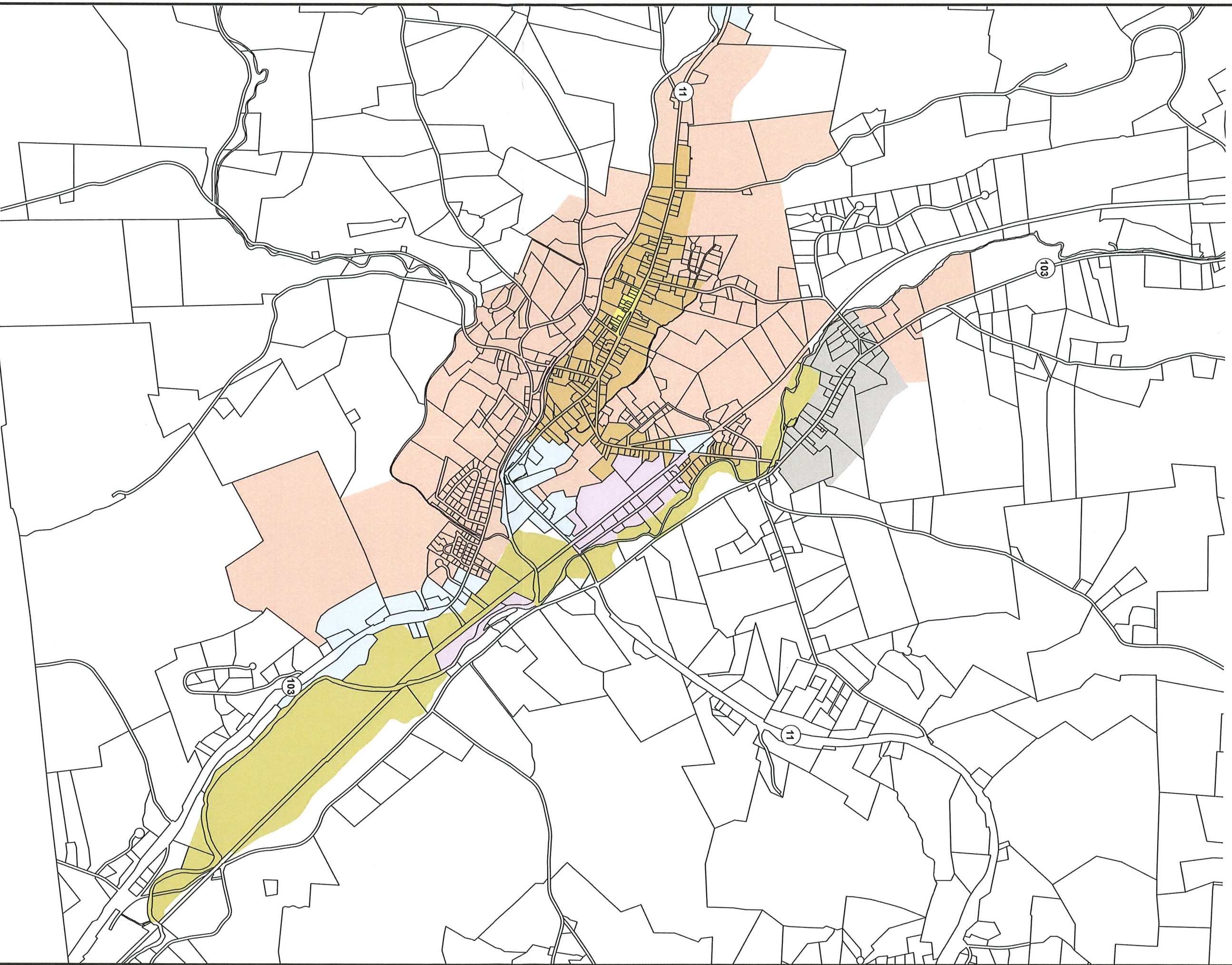
**LEGISLATIVE BODY:** The Select Board in the case of the Town of Chester.









**LIFE SAFETY IMPROVEMENTS:** Improvements to buildings required to minimize danger to life from fire, smoke, fumes or similar hazard. Examples of life safety improvements include, but are not limited to, stairways, fire escapes and elevators.

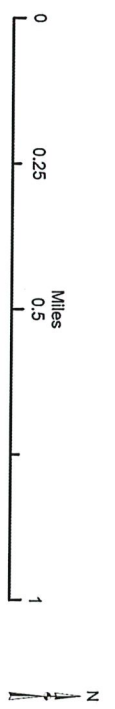
**LIGHT INDUSTRY:** The processing and fabrication of certain materials and products where no process involved will produce noise, vibration, air pollution, fire hazard, or noxious emission which will disturb or endanger neighboring properties.

**LOT:** A lot or parcel of land the boundaries of which are separately described in a recorded deed or plat. State or municipal highway and railroad rights-of-way or surface waters with a drainage area greater than 10 square miles constitute a lot boundary. **Land under public rights of way shall not be used to meet Minimum Lot Size requirements.**





-  Parcels
-  General Business
-  Mixed Use
-  Stone Village
-  Village Green
-  Open Space
-  Village Center
-  Neighborhood



Data sources: Zoning (Place Sense 2020 and RPC 2023),  
Parcels (VCGI 2022), Road names (VTrans 2021)  
VT State Plane. Meters, NAD 83  
For planning purposes only.  
Not for regulatory interpretation.  
Map drawn: May 10, 2023