

ARTICLE 2 – Establishment of Zoning Districts & District Standards

2.1 Classes of Districts

For the purposes of these Bylaws, the boundaries of districts are and shall be established as shown on the Zoning Map of the Town of Chester, which map is hereby declared to be part of these Bylaws, and the area of the Town of Chester is hereby divided into the following classes of districts:

VC - Village Center

VG - Village Green

RC - Residential/Commercial

CI - Commercial/Industrial

SV - Stone Village

N – Neighborhood *(note: R20 and R40 are merged into a proposed Neighborhood District)*

R40 - Residential 40,000 square foot lots *(note: some R40 remains outside of the N Dist.)*

A3 - Adaptive 3

R120 - Residential 120,000 square foot lots

OS – Open Space District

CR - Conservation-Residential

F - Forest

APO - Aquifer Protection Overlay District

FDP - Flood Damage Prevention Overlay District

A full and detailed written description of the precise boundaries of all districts, which is a part of these Bylaws, is on file with the Town Clerk of the Town of Chester.

2.2 District Uses and Requirements

The following are district uses, lot size minimums, setbacks, frontage requirements and maximum coverage.

A. Permitted Uses

Permitted uses are those uses that can be approved by the Zoning Administrator (ZA), without action of the Development Review Board. All permitted uses shall comply with the Parking and Sign Requirements for the District.

B. Conditional Uses

Specific Conditional Uses are permitted in each district only by approval of the Development Review Board provided that the general and specific standards and special criteria outlined in Section 4.7 of these Bylaws are met.

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C. **Minimum Lot Size** Requirements

The minimum lot size indicated for each district is the same for each allowed land use, unless otherwise indicated, for zoning districts. For example, the minimum lot size in the Village Green District is 3,600 square feet. The same minimum lot size (3,600 sq. ft.) is required for a single-household dwelling as for a multi-household dwelling, regardless of the number of units.

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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 Dwelling~~ – Single- and Two-Household
9. Dwelling – 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. Open Market
11. Personal Service Shop
12. Professional Office
13. Pub/Bar/Club
14. Recreation
15. ~~Residential Dwelling~~ – Multi-Household (5 or More Units)
16. Restaurant
17. Retail Store
18. Tourist Lodging

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D. Dimensional Standards:

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

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

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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. Dwelling – Multi-Household (3-4 units)
7. Family Childcare Home
8. Home Occupation
9. Multi-Purpose Mixed Use
10. Professional Office
11. Restaurant
12. Retail Store

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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 (5+ units) 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. Pub/Bar/Club
12. Recreation
13. Residential Care Home/Group Home (serving more than 8 persons)
14. 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.

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Any changes to the exterior of the building must follow the architectural standards in Section 4.8.C.3 Special Criteria.

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.

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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 Dwelling~~ – Single- and Two-~~Household Family~~
10. ~~Dwelling– Multi-Household (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

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

D. Dimensional Standards:

Minimum Lot Size	1/5 acre (8,712 sq. ft.)	20,000 sq. ft.
Minimum Lot Frontage	75 ft.	120 ft.
Minimum Front Yard Setback	15 ft.	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.	

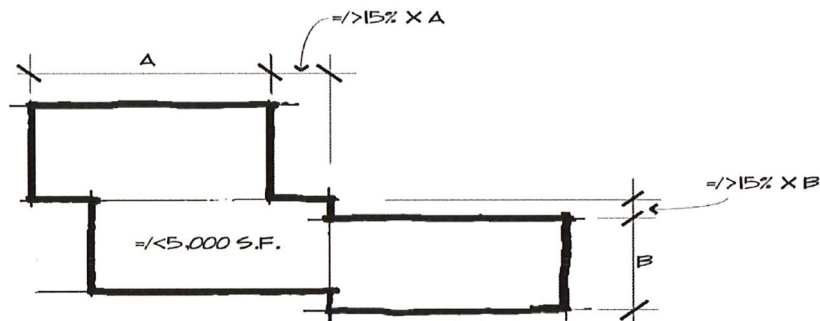
E. Supplemental Standards:

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

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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.

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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 Dwelling~~ – Single, Two- & Multi-~~Household Family~~
15. Restaurant
16. Retail Store

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D. Dimensional Standards:

Minimum Lot Size	20,000 sq. ft.	30,000 sq. ft.
Minimum Lot Frontage	100 ft.	120 ft.
Minimum Front Yard Setback	20 ft.	30 ft.
Minimum Side Yard Setback	15 ft.; or 30 ft. for non-residential uses abutting residential uses	25 ft.; or 50 ft. for non-residential uses abutting residential uses
Minimum Rear Yard Setback	15 ft.; or 30 ft. for non-residential uses abutting residential uses	25 ft.; or 50 ft. for non-residential uses abutting residential uses
Maximum Lot Coverage	70%	50%
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.

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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. Home Occupation
8. Private Broadcast Facility
9. ~~Residential Dwelling~~ – Single- and Two-~~Household Family~~
10. Dwelling – Multi-Household (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. 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 Dwelling~~ – Multi-~~Household Family~~
11. Restaurant
12. Retail Store
13. Tourist Lodging

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D. Dimensional Standards:

Minimum Lot Size	1/5 acre (8,712 sq. ft.)	30,000 sq. ft.
Minimum Lot Frontage	80 ft.	120 ft.
Minimum Front Yard Setback	20 ft.	40 ft.
Minimum Side Yard Setback	20 ft.	30 ft.
Minimum Rear Yard Setback	16 ft.	30 ft.
Maximum Lot Coverage	50%	20%
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. **Formula businesses are not permitted in this District.**

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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 Dwelling~~ – Single- and Two-Household
10. Dwelling – 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 Dwelling~~ – Multi-Household (5 or more units)
9. Restaurant
10. Retail Store
11. Tourist Lodging

~~Deleted Building and Construction Trades.~~

D. Dimensional Standards:

	Municipal Water & Sewer Services	Class-1	On-Site Water and/or Wastewater Class-2
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.

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

4. Size of Restaurants. In this District, restaurants shall not exceed a total of 2,000 square feet, including everything from kitchen, dining and bar space.

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AGRICULTURAL USE: The growing or harvesting of crops; raising of livestock; operation of orchards, including maple sugar orchards; the sale of farm produce on the premises where raised; processing or storage of products raised on the property. See also Accepted Agricultural Practices.

AH ZONE: An area of 100-year shallow flooding where depths are between 1 and 3 feet (usually shallow ponding), base flood elevations are shown.

ANIMAL HOSPITAL: A facility that provides a range of animal or veterinary services including medical care and short-term boarding that is incidental to animal medical services. This does not include animal shelters or kennels.

ANIMAL KENNEL: A facility in which animals are boarded, groomed, bred or trained for commercial gain. For the purposes of these Bylaws, this definition also includes animal shelters that house stray, homeless, abandoned, injured or unwanted animals.

ANTIQUÉ SHOP: A shop used for the retail sale of antiques but does not include furniture stripping or repair.

AO ZONE: An area of 100-year shallow flooding where depths are between 1 and 3 feet (usually sheet flow on sloping terrain), flood depths are shown.

APPLICANT: The owner of land or property proposed to be developed in accordance with these Bylaws, and/or his or her duly authorized representative. Any party with a legal interest in land development may apply in cooperation with the owner of the property.

ARTS & ENTERTAINMENT: A use that includes visual or performing arts centers, art studios or galleries, museums, movie theaters, concert venues or dance halls, nightclubs, taverns or other similar activities that meet the performance standards and all other requirements of these Bylaws. This definition does not include sexually explicit adult-oriented businesses. **It also does not include pubs, bars or clubs.**

~~**ARTS & ENTERTAINMENT FACILITY:** A use that includes visual or performing arts centers, museums, movie theaters, concert or dance halls, nightclubs, taverns or other similar activities that meet the performance standards and all other requirements of these Bylaws. This definition does not include adult-oriented businesses.~~

ART STUDIO AND/OR GALLERY: An establishment used to produce, display and/or sell works of art.

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AUTHORIZED AGENT OR REPRESENTATIVE: A person or group of persons who have duly authorized in writing filed with the Development Review Board by the Subdivider to act in his or her behalf.

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.

BAR (or Tavern, Pub): An establishment in which alcoholic beverages are served, primarily by an individual drink portion size, and where food or packaged liquors may also be served or sold.

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."

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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.

BUILDING HEIGHT: See Height.

BUILDING ORIENTATION: The location on a lot of a building or other structure in relation to roads, rights-of-way, parks, and building or street lines.

BYLAWS: These Town of Chester Unified Development Bylaws.

CAMP, PRIMITIVE: A cabin, hut, shelter, yurt/ger, or similar structure that has no interior plumbing consisting of more than a sink with water and is used no more than three consecutive weeks per year and no more than 60 days per year, as defined in Vermont's Wastewater System and Potable Water Supply Rules.

CAMPGROUND: A parcel of land upon which campsites are located for occupancy by a tent, cabin, lean-to or similar structure as temporary living quarters for recreation, education or vacation purposes. (See 9 V.S.A. §44709(a).) "Primitive" campgrounds are further characterized as campgrounds which are limited to substantially unimproved camp sites intended for tenting use only.

CENTER OF CHESTER: The Center of Chester is comprised of the Village Center, Village Green, and the Stone Village Districts.

CHESTER TOWN PLAN: Comprehensive development plan adopted pursuant to Title 24 Vermont Statutes Annotated, Chapter 117, Subchapter 2.

CIVIC OR INSTITUTIONAL USE: A nonprofit, religious or public use, such as a religious building, library, cemetery, public or private school, hospital, or government- owned or -operated structure, or land used for public purpose.

CIVIC RECOGNITION SIGNS: Off-premises medallions to acknowledge beautification projects located on Town property. Signs must not exceed 6" x 18", be approved by the Select Board, and not be located so as to be hazardous to vehicles or pedestrians.

CLUB: An association or organization dedicated to a particular interest or activity. For the purpose of these bylaws, this use category includes such clubs as the American Legion or a

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Polish American Club, but it does not include adult-oriented entertainment venues (e.g., strip clubs).

COMMERCIAL STORAGE UNIT: a commercial building or buildings, or parts thereof, used for rent as storage units.

COMMUNITY SEWAGE DISPOSAL SYSTEM: Any sewage disposal system, other than a municipal sewage disposal system, owned by the same person or persons, that disposes of sewage for domestic commercial, industrial or institutional uses to two (2) or more users or customers.

COMMUNITY WATER SYSTEM: any surface water or groundwater supply system used as a source of drinking water for a public water system as defined under 10 V.S.A. §1671(5).

CONSTRUCTION DRAWINGS: The drawing showing the location, profile grades, size and types of sewers, water mains, roads or other capital improvements, rights of way, easements, and property lines.

DEVELOPMENT: The division of a parcel into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or other structure, or of any mining, excavation or landfill, and any change in the use of any building or other structure, or land, or extensions of use of land [the Act §4303 (10)]. For the purposes of the Flood Damage Prevention provisions, *development* means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

DE MINIMIS IMPACT: Small or minimal impacts. For the purposes of telecommunication facilities, de minimis impact includes collocation of an array on an existing permitted tower, upgrades to existing permitted equipment and similar projects; but it does not include access road expansions, higher fences, new towers, extending the height of existing towers and similar projects.

DEVELOPMENT ENVELOPE: A specific area delineated on a lot within which all structures are to be located, and outside of which no structures are to be located.

DRIVEWAY: A minor, private travel way serving no more than one (1) parcel, which provides vehicular access from an adjoining road to a parking space, garage or other structure. See also Road.

DWELLING, MULTIPLE FAMILY: See **DWELLING, MULTIPLE-HOUSEHOLD**

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PRE-EXISTING: A use or structure that was legally in existence as of the effective date of these Bylaws.

PRELIMINARY PLAT: The preliminary drawings indicating the proposed layout of the subdivision to be submitted to the Development Review Board for its consideration.

PRINCIPAL STRUCTURE: A building or structure within which the main or primary use of the lot on which the building is located and conducted.

PROCESSING CONSTRUCTION AND LANDSCAPING AGGREGATE: Activity that may include, but is not limited to crushing, screening and mixing miscellaneous materials such as stone, gravel, loam, and mulch.

PROFESSIONAL OFFICE: A room or group of rooms used for conducting the affairs of business, profession, service or industry, and generally furnished with desks, tables, files and communication equipment.

PROJECTING SIGN: Signs which project from the surface of the building on which they are mounted. Signs mounted on a roof shall be considered to be projecting signs.

PUB: See Bar.

PUBLIC INVESTMENT: Public investment means existing or planned facilities to include, but not limited to, highways, street lighting, sidewalks, or ports, waste disposal facilities, water supply, storage and distribution, waste water disposal systems, storm water disposal, schools, emergency medical service, fire service, police services, highway maintenance, municipal office and maintenance facilities, parks, municipal forest, and recreation facilities.

RECREATION: A facility or place designed and equipped for the conduct of sports and leisure-time activities, including, but not limited to, a park, playground, athletic fields/track, picnic areas, hiking trails, health club and other recreational facilities or uses. For the purposes of allowable uses listed in Article 2, recreational uses may include commercial, public or private recreation facilities, but are subject to performance standards and all other requirements of these Bylaws.

RECREATIONAL VEHICLE: A vehicle which is: (a) Built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projection; (c) Designed to be self-propelled or permanently towable by a light duty truck; and (d) Designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.

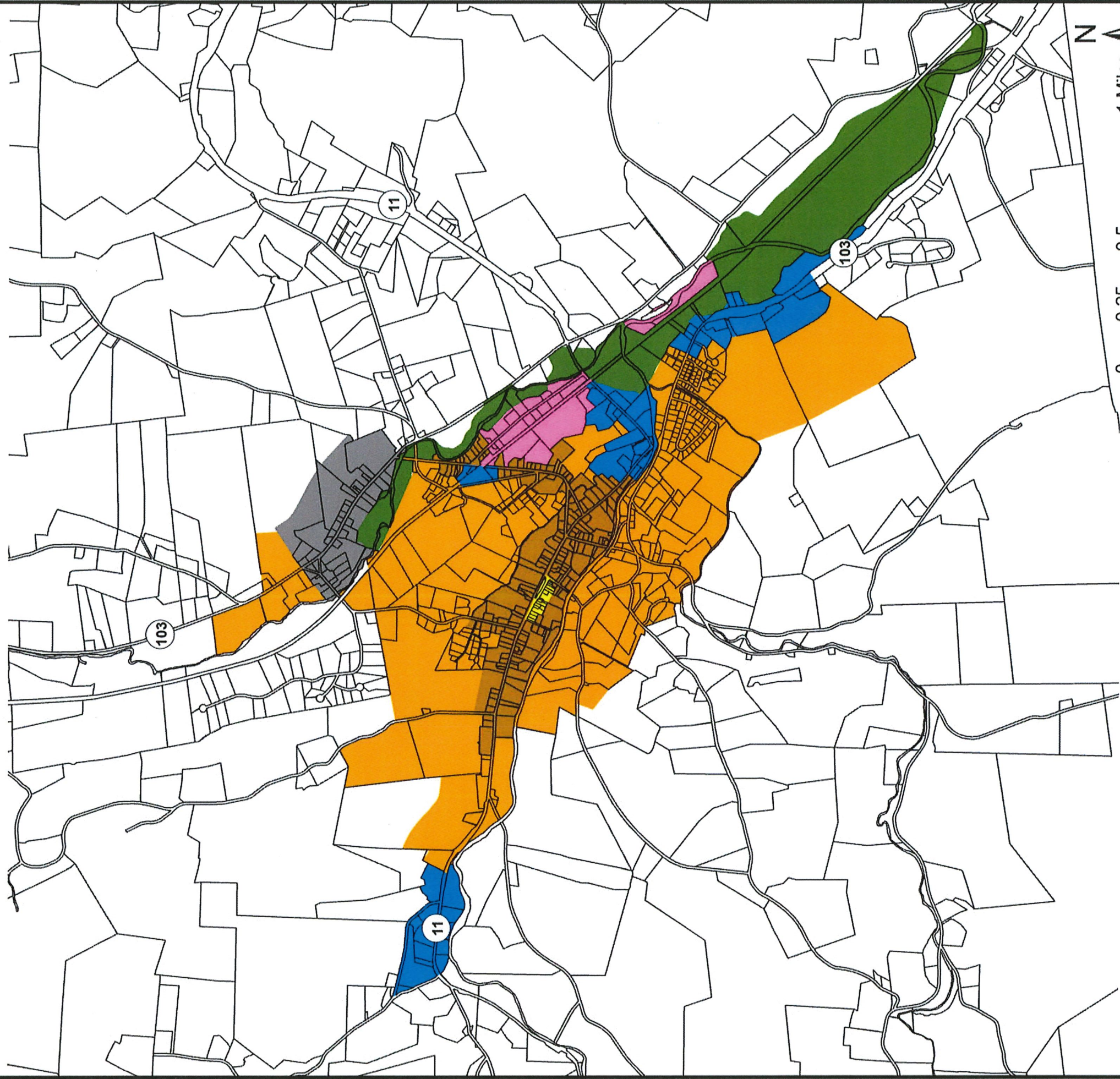
DRAFT FOR DISCUSSION AT 7 AUGUST 2023 PLANNING COMMISSION MEETING

3.31 Food Trucks, Food Carts, and Food Stands

- A. The Development Review Board may approve a food truck, food cart, or food stand in any zoning district following conditional use review and findings that the proposed activity meets the standards below.
- B. The food truck, food cart, or food stand, and any associated furniture must be located entirely outside of any public or private road right-of-way and not interfere with sight lines at any intersection. As mobile or movable uses their location does not have to meet the setback requirements of the district in which they are located.
- C. The food truck, food cart, or food stand, and any associated furniture may be located within off-street parking areas provided that:
 - 1. It does not reduce the number of parking spaces below the amount needed to accommodate the principal use(s) intended to be served by the parking area.
 - 2. It does not interfere with pedestrian or vehicular access or circulation.
- D. The food truck, food cart, or food stand must not have any signs permanently mounted on the site and the provisions of Section 3.26 will not apply. The use may be advertised with one or more signs mounted on the truck, cart or stand, not to exceed a total sign area of 24 square feet. Up to two sandwich board signs not to exceed 2 feet by 4 feet in size may be located within 100 feet of the truck, cart or stand.
- E. The operator must provide appropriate receptacles for trash, recyclables, and food waste within 10 feet of the food truck, food cart, or food stand, and receptacles must be secured or emptied daily.
- F. The operator must conform to applicable state health and safety codes.
- G. Meeting the Performance Standards of Section 4.9 regarding noise, smoke and odor shall be a condition of any permit issued.
- H. The Development Review Board may set a permit expiration date after which the applicant must reapply to the DRB for a new permit and may as a condition require annual review and renewal of the permit by the Zoning Administrator.

**Town of Chester
Draft Zoning Districts**

DRAFT: Aug 03, 2023



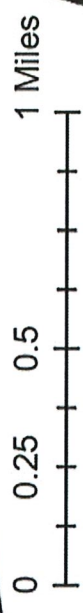
Legend

-  Parcels (2023)
-  General Business
-  Mixed Use
-  Stone Village
-  Village Green
-  Open Space
-  Village Center
-  Neighborhood

Data sources: Zoning (Place Sense 2020 and RPC 2023),
Parcels (VCGI 2023), Road names (VTrans 2023)

VT State Plane. Meters, NAD 83

For planning purposes only.
Not for regulatory interpretation.



**Mount Ascutney
Regional Commission**

P.O. Box 320, Ascutney, VT 05030
802-674-9201 www.marcvt.org