

Summary of proposed Administrative Changes for discussion at 1/9/23 DRB meeting

- 2.14 Flexibility to approve non-residential structures within Zone A floodplain (which is approximate) where the map is incorrect by observation (due to a knoll, mound, ridge or hummock)
- 3.1 Ability of DRB to approve a second ADU on residential properties
- 3.11 Allow up to 2 non-resident employees in a Home Occupation (now zero)
- 3.12 Allow up to 5 non-resident employees in a Home Business (now 4)
- 3.19 Flexibility to reduce the required setbacks on small nonconforming lots
- 3.19 Flexibility to allow additions to nonconforming structures that do not increase the degree of nonconformity
- 3.20 Update off-street parking requirements to those recommended in *Enabling Better Places: A Zoning Guide for Vermont Neighborhoods*
- 3.30 Clarify that Short-Term Rentals are regulated by separate Ordinance and that they are not allowed a sign
- 4.3 Identify 28 exempt uses that do not need a zoning permit
- 4.9 Clarify that smoke and odor are included under the performance standards on air pollution
- 4.10 Provide clearer guidance on purpose and uses of Planned Unit Development (PUD) provisions
- 4.12 Reduce required steps in subdivision review
- 4.12 Flexibility in reviewing minor vs major subdivisions
- 5.2 Clarify that roads serving more than one dwelling must meet Chester's road standards and remove ability for DRB to modify these road standards (Chester's Road and Bridge Specifications can be found on the town website under Government, Ordinances and Regulations)
- 7.16 Allow waiver of subdivision and setback requirements by DRB for subsidized or nonprofit housing for low- and moderate-income residents
- 8.1 Increase maximum size of ADU from 900 to 1000 square feet
- 8.1 Define Primitive Camp and Short-Term Rental