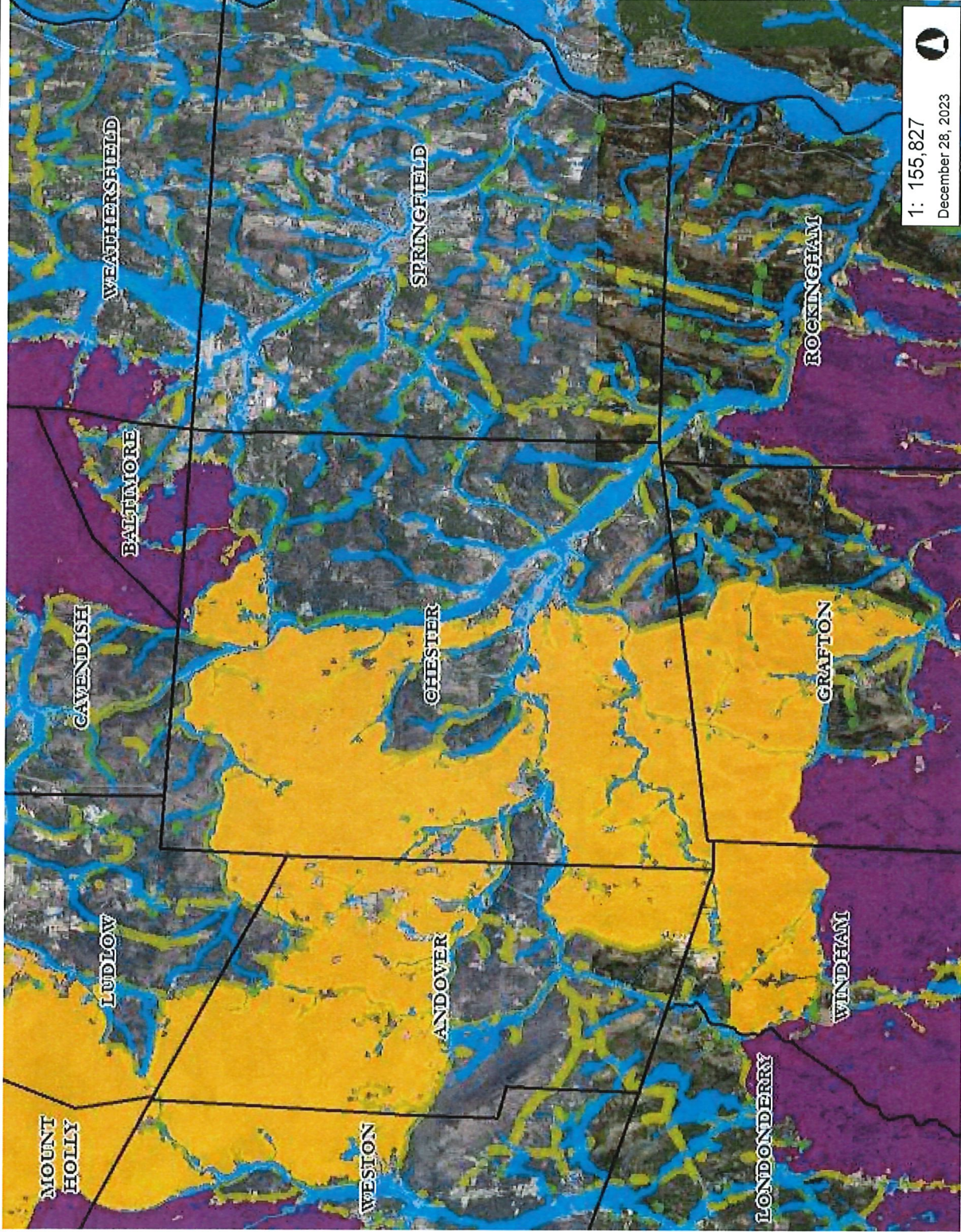




Natural Resources Atlas

Vermont Agency of Natural Resources

vermont.gov



LEGEND

- Town Boundary
- Interior Forest Blocks - Highest Priority
- Connectivity Blocks - Highest Priority
- Surface Water and Riparian Ar
- Surface Water and Riparian Ar
- Terrestrial Wildlife Road Cross
- Riparian Wildlife Road Cross

NOTES

Map created using ANR's Natural Resources Atlas

1: 155,827
December 28, 2023

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

7,916.0 0 3,958.00 7,916.0 Meters

1" = 12986 Ft. 1cm = 1558 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources

Chester Unified Development Bylaws - Proposed Allowed Uses by District

Allowed Uses	VC	VG	MU	GB	SV	N	R40	A3	OS	R120
Accessory Dwelling Unit	P	P	P	P	P	P	P	P		P
Accessory Structure	P	P	P	P	P	P	P	P	CU	P
Accessory Use	P	P	P	P	P	P	P	P		P
Agriculture/Forestry*			P	P		P	P	P		P
Animal Hospital			CU	CU			CU	CU		CU
Animal Kennel				CU			CU	CU		CU
Art Studio and/or Gallery	CU	P	P	P	CU					
Arts & Entertainment	CU	CU	CU		CU			CU	CU	
Automotive Fuel/Sales/Service			CU	CU						
Building & Construction Trades	CU		CU	CU			CU	CU		CU
Campground							CU	CU		CU
Civic/Institutional	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU
Club	CU	CU	CU	CU						
Commercial Broadcast Facilities	CU		CU	CU		CU		CU		
Commercial Storage Units				CU			CU	CU		
Dwelling - Multi-Household (3-4 units)	P	P	P	CU	P	P	CU	CU		CU
Dwelling - Multi-Household (5+ units)	CU	CU	CU	CU	CU	CU	CU	CU		CU
Dwelling - Single Household	P	P	P	CU	P	P	P	P		P
Dwelling - Two Household	P	P	P	CU	P	P	P	P		P
Extraction Operations										CU
Family Childcare Facility	CU	CU	CU	CU	CU	CU	CU	CU		CU
Family Childcare Home	P	P	P	P	P	P	P	P		P
Food Truck/Food Cart/Food Stand	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU
Group Home	P		P	P	P	P	P	P		P
Health Care Facility	CU	CU	CU	CU				CU		
Home Business	CU	CU	CU	CU	CU	CU	CU	CU		CU
Home Occupation	P	P	P	P	P	P	P	P		P
Industrial Facility				CU						
Light Industry	CU	CU	CU	CU				CU		
Mobile Home Park										CU
Multi-Purpose	CU	P	CU		CU	CU				
Nursery			CU	CU			CU	CU	CU	CU
Open Market	CU	CU	CU	CU					CU	
Personal Service Shop	CU	CU	CU	CU						
Private Broadcast Facility	P		P	P	P	P		P		
Professional Office	CU	P	CU	CU	CU	CU	CU	CU		CU
Pub/Tavern/Bar	CU	CU	CU	CU						
Recreation	CU	CU	CU	CU	CU	CU	CU		CU	CU
Residential Care Home	CU	CU	CU	CU						
Restaurant	CU	P	CU	CU	CU	CU		CU		
Retail Store	CU	P	CU	CU	CU	CU		CU		
Sawmill									CU	CU
Tourist Lodging	CU	CU	CU		CU	CU	CU	CU		CU
Wireless Communication Facility										CU
Wood Processing							CU	CU	CU	CU

NOTES:

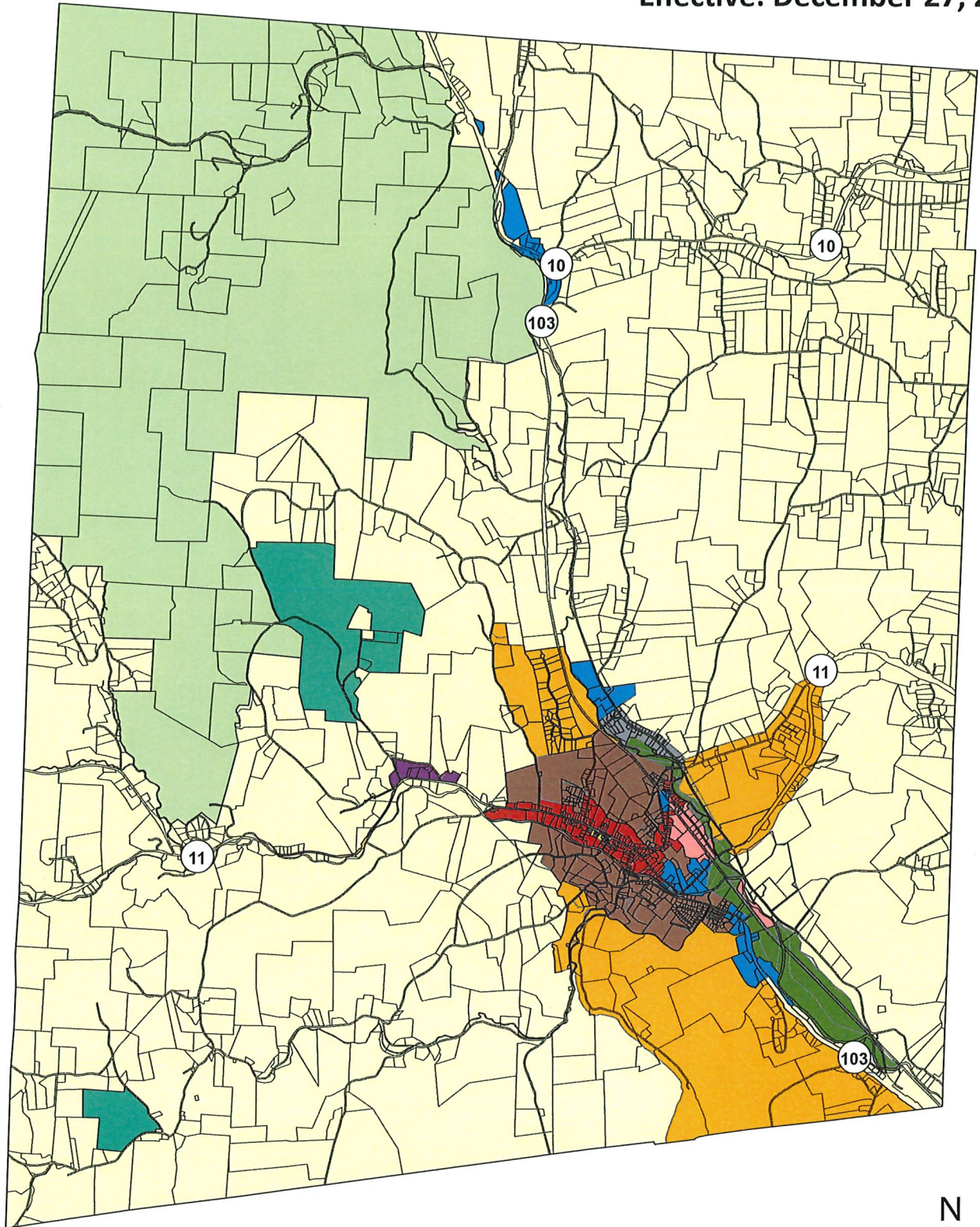
P = permitted use, CU = conditional use review

A blank box indicates that a land use is not allowed in that district.

This table is intended as a reference only. If there are any differences, the text of the Unified Development Bylaws are the official zoning requirements for the Town of Chester.

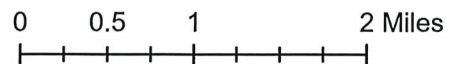
Town of Chester Zoning Districts

Adopted: December 6, 2023
Effective: December 27, 2023



2023 Zoning Districts

- | | | | |
|--|--------------------------|---|---------------------|
|  | Adaptive |  | Neighborhood |
|  | Conservation Residential |  | Open Space |
|  | Forest |  | Residential 120,000 |
|  | General Business |  | Residential 40,000 |
|  | Mixed Use |  | Stone Village |
| | |  | Village Center |
| | |  | Village Green |



Data sources: Zoning (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

Possible Regulatory Additions to the Chester, Vermont STR Ordinance

(Draft of 1/3/24)

Residency Requirement. For hosts who are owners of the short-term rental, this shall be proven by a declaration of homestead pursuant to 32 V.S.A. § 5410. For hosts who are tenants, the town may accept other written proof of permanent residency at its discretion, relying on criteria such as the address listed on the host's driver's license, car or voter registration forms, on utility bills or bank accounts, or on the host's individual tax returns. (Source: City of Burlington, VT)

Operator's Presence During Rental. *Add to Definition: "Hosted" meaning a room or group of rooms located within an Operator's primary residence or an accessory dwelling or cabin on the premises of the Operator's primary residence, and the Operator is present during the occupancy of the short-term rental.*

Waiting Period. Dwelling units that qualify to apply for and receive a Short-Term Rental Registration must be owned by the record owner/applicant as of the effective date of this ordinance. The record owner of any property that has changed ownership after the effective date of this ordinance shall not be qualified to apply for and receive a Short-Term Rental Registration for a minimum period of two (2) years following the date of transfer of ownership of the property in question. (Source: County of Sierra, CA)

Registration Cap. The maximum number of Unhosted Short-Term Rental Registrations allowed throughout the town shall be 55. If the number of existing Unhosted Short-Term Rental Registrations exceeds 55, new Unhosted Short-Term Rental Registration applications shall be placed on a waiting list. Hosted Short-Term Rental Registrations are not subject to the Registration Cap. (Source: City of Seaside, CA)

Density Limit. Upon the effective date of this ordinance, all new Unhosted Short-Term Rentals shall be subject to a 55-foot zone of exclusion with the Village zoning districts [*to be defined*] and a 500-foot zone of exclusion in all other zoning districts. The zone of exclusion shall be drawn along a horizontal plane from the proposed Unhosted Short-Term Rental parcel boundary to the parcel boundary of any Registered Short-Term Rental. A dwelling unit shall be ineligible to receive an Unhosted Short-Term Rental Registration if any part of its parcel boundary is within the zone of exclusion of a Registered Short-Term Rental. No more than one Unhosted Short-Term Rental Registration may be issued per parcel of record. Hosted Short-Term Rental Registrations are not subject to the density limit. (Source: City of Seaside, CA)

Owner Limit. An individual or entity may only register up to three (3) short-term rentals in the town, including unhosted and hosted short-term rentals, in any one calendar year. For purposes of this section, short-term rental units registered by an entity in which the registrant has an ownership interest shall be counted toward this limit. (Source: City of Portland, ME)

Prohibition of Corporate Ownership. Dwelling units that qualify to apply for and receive a Short-Term Rental Registration must be owned by a natural person. A natural person may include a holding company, investment vehicle or trust for, or owned and operated for the primary benefit of, a natural person. (Source: City of Portland, ME – defeated in referendum)

January 2, 2024

TO: Chester Planning Commission
Preston Bristow, Zoning Administrator
Julie Hance, Town Manager

FROM: Jason Rasmussen, AICP, Executive Director

SUBJECT: Unified Development Bylaw Updates – Rural Portion of Chester

It has been a pleasure helping you to prepare updates to Chester's Unified Development Bylaws over the past couple years. Congratulations on getting the changes for the zoning districts in the center of Chester adopted. I think these recent amendments are substantially consistent with the HOME Act, and they help to further village revitalization efforts and implement Town Plan goals. And now it is time to focus on the rural portion of town.

The purpose of this memo is to make a few observations and suggestions to guide our discussion at the January 8, 2024 Planning Commission meeting. I met with Preston and Hugh a few weeks ago, and the following is based mostly on our discussion at that meeting. I'd like to get your thoughts on the following to help set a direction for rural zoning amendments:

1. Upon reflection, I think it makes better sense to modify the existing Zoning Districts Map as opposed to going back to the draft prepared by Brandy. Initial map changes might involve:
 - a. Renaming the remaining "Residential 40,000" District to "Residential 1" (e.g., 1 acre).
 - i. Consider this District to form a concentric circle roughly around the Neighborhood/Mixed Use/Stone Village Districts.
 - ii. Perhaps a 2 acre minimum lot size is more appropriate than 1 acre.
 - b. Renaming "Residential 120,000" District to "Rural 3" (e.g., 3 acres).
 - i. Consider shrinking this District to avoid sensitive habitat and/or more remote areas.
 - ii. Based on minimum lot sizes decided for R1 and R5, an increased minimum lot size here may be worth considering (e.g., Residential 2, Rural 5, Rural 8).
 - iii. Alternative: In rural districts, I like eliminating a minimum lot size and replacing it with a unit/acre density standard. It allows for flexibility, but it can be an administrative headache. See the example on page 2.
 - c. Renaming "Conservation Residential" to "Rural 5" (e.g., 5 acres) or "Forest."
 - i. Consider increasing the minimum lot size or decreasing the density, perhaps, in the 6 to 10 acre range.
 - ii. Consider increasing the geographic area for this Rural 5 District to better encompass sensitive habitat areas and large remote lots to encourage working landscape activities and discourage forest fragmentation.

- iii. I encourage thinking about this expanded District connecting the purple blobs to the north and south of town as shown on the ANR Natural Resource Atlas. I'll explain this at the meeting.
 - iv. I suggest scaling back the allowable land uses to encourage a working landscape, but with fewer options for dwellings and commercial uses.
 - d. Renaming "Forest" District to "Conservation." This District only includes publicly owned forest lands. "Conservation" better articulates the desired/actual land use activities.
 - e. I thought again about combining "Adaptive 3" into "Mixed Use," but the dimensions and some of the uses don't make sense to do so. Consider making this "Rural 3" or keep it as "A3" and tweak the standards as needed.
2. A conversation that we need to have is how best to zone the VT Route 103 corridor south of the Mixed Use District. The Future Land Use map designates it as "rural/forest." State law articulates goals to maintain a rural countryside and discourage strip development along highways. Therefore, I suggest making this "Rural 3."
- a. On the other hand, many people express a desire to develop along this corridor. If higher-density development and/or non-residential uses are allowed here, I ask you to think carefully about how to control undesirable patterns of future growth. It seems reasonable to me that there could be proposals for storage units, trucking businesses, franchise businesses, etc., in this area. Is that desirable? Does that achieve town and state planning goals?

I plan to bring a few maps to aid our discussion including, but not limited to, the current 2023 Zoning District Map, Town Plan Future Land Use Map, and a map from the ANR Natural Resource Atlas that shows large forest blocks and potential wildlife travel corridors.

Thanks for your consideration. Please let me know if you have questions or comments.

Example of Minimum Lot Size vs. Density Standards in a 5 Acre District:

Figures X.1 and X.2 are simplistic and are only intended to illustrate the difference between a conventional minimum lot size standard and a maximum density standard. Please note that the Rural District no longer requires a certain minimum lot size. In order to provide flexibility, a maximum density standard applies in this District. In the conventional example (Figure X.1), a 20 acre lot can be subdivided into four 5-acre lots. In the maximum density example (Figure X.2), the same 20 acre lot could be subdivided into four lots, three of which can be much smaller if desired, as long as the overall density meets the standard. The benefits of the density approach is flexibility to create smaller sized lots and reduce fragmentation. Please note that the 17 acre lot cannot be further subdivided.

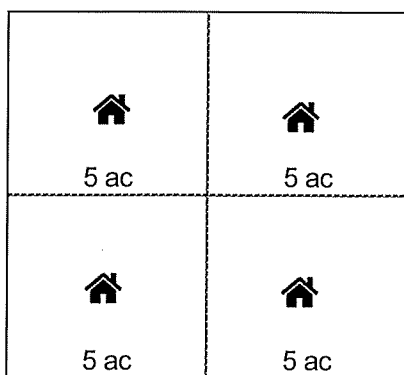


Figure X.1: Minimum Lot Size

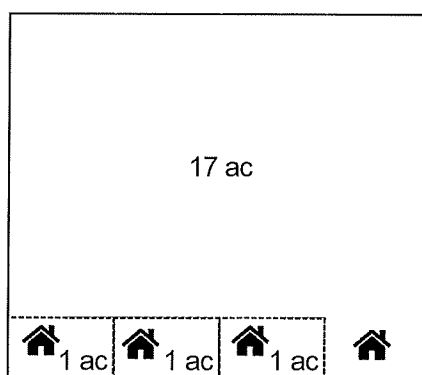


Figure X.2: Maximum Density