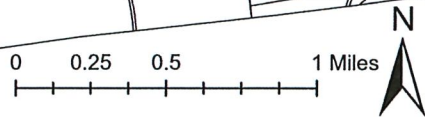


**Town of Chester
Draft Zoning Districts**

DRAFT: Nov 27, 2023



Legend

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



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CHESTER UNIFIED DEVELOPMENT BYLAWS

- 20. Restaurant
- 21. Retail Store
- 22. Tourist Lodging

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	15 ft.	
Minimum Rear Yard Setback	15 ft.	
Maximum Lot Coverage	80%	35%
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.

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

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 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. Building and Construction Trades
2. Civic / Institutional
3. Commercial Broadcast Facility
4. Family Child Care Facility
5. Food Truck/Food Cart/Food Stand
6. Home Business
7. Multi-Purpose Mixed Use
8. Professional Office
9. Recreation
10. Residential Dwelling – Multi-Household (5 or more units)
11. Restaurant
12. Retail Store
13. Tourist Lodging

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.

4.3 Limitations and Exemptions

A. In accordance with §4413(a) of the Act, the following uses may be regulated only with respect to location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements, and only to the extent that regulations do not have the effect of interfering with the intended functional use¹:

1. State- or community-owned and operated institutions and facilities;
2. Public and private schools and other educational institutions certified by the state department of education;
3. Churches and other places of worship, convents, and parish houses;
4. Public and private hospitals;
5. Regional solid waste management facilities certified under 10 V.S.A. chapter 159;
6. Hazardous waste management facilities for which a notice of intent to construct has been received under 10 V.S.A. § 6606a;
7. Emergency shelters

B. Except within the Flood Damage Prevention Overlay District, landowners do not need to obtain a zoning permit for the land use and development activities listed below. For land use and development activities within the Flood Damage Prevention Overlay District see Article 6.

1. Structures 144 square feet or less in footprint and twelve (12) feet or less in height that meet the applicable setback requirements for the zoning district.
2. Unenclosed play structures for personal use (such as jungle gyms, swing sets and trampolines).
3. Normal maintenance and repair of an existing structure which does not result in exterior alterations in dimension, or an expansion or change of use.
4. Interior alterations or repairs to a structure which do not result in an increase in the number of bedrooms or a change in use.
5. Fuel or propane storage tanks used for residential purposes that are sited, installed and secured in accordance with state and federal regulations and meet the applicable setback requirements for the zoning district.
6. Ground-mounted HVAC systems or back-up generators that have a footprint or are placed on a pad that does not exceed 60 ~~120~~ square feet and meet the applicable setback requirements for the zoning district.
7. Public auctions, garage sales or yard sales not exceeding four (4) consecutive days or more than ten (10) days in a calendar year.
8. Sales of vehicles, equipment or similar used personal or business goods owned by the landowner or tenant that do not occur on the lot for more than 30 days in any calendar year and that are limited to not more than 3 items at any given time if displayed outside.

CHESTER UNIFIED DEVELOPMENT BYLAWS

8. Two (2) or more contiguous parcels under the ownership or control of the applicant may be combined for review as a PUD. The permitted density on one parcel may be increased as long as the overall density for the combined parcels does not exceed that which could be permitted, in the DRB's judgment, if the land were subdivided into lots in conformance with district regulations.
9. The total number of dwelling units shall not exceed that which would be permitted in the DRB's judgment if the parcel were subdivided into buildable lots in conformance with the district minimum lot area required for single family dwellings. However, the number of dwelling units allowed in the PUD may, **at the discretion of the DRB,** be increased in accordance with the following:
 - a) The DRB may grant a density increase of up to 25% of the allowable number of units in instances in which a significant portion (50% or greater) of the site is preserved as open space and/or the DRB determines that the PUD reflects an exceptional site design that will result in the preservation of important natural resources and the creation such amenities as pedestrian paths, parkland and/or playgrounds; or
 - b) In any area served by municipal sewer and water infrastructure that allows residential development, the DRB shall permit any affordable housing development, as defined in these Bylaws, including mixed-use development, to exceed density limitations for residential development by an additional 40 percent, which shall include exceeding maximum height limitations by one floor, provided that the structure complies with the Vermont Fire and Building Safety Code. ~~The DRB may grant a density increase of up to 50% of the allowable number of units in instances in which not less than 50% of the total number of dwelling units created are affordable housing units, as defined in these Bylaws.~~**
10. The dwelling units permitted may, at the discretion of the DRB, be of varied types, including single-family, two-family, or multi-family construction, and may be attached or detached.
11. The total number of allowable commercial or industrial parcels within the PUD shall not exceed the number which could be permitted in the DRB's judgment, if the land were subdivided into lots in conformance with the zoning regulation for the district in which the project is located.
12. A PUD may include any permitted or conditional uses allowed in the district in which it is located. Multiple principal structures and/or uses on a lot, or multiple ownership of a single structure may be permitted.
13. Principal buildings and mixed uses shall be arranged to be compatible, and buffered as appropriate to ensure visual and acoustical privacy for the residents of the development and for adjacent properties.