

UNIFIED DEVELOPMENT BYLAWS TOWN OF CHESTER, VERMONT



ADOPTED MARCH 15, 2017 EFFECTIVE APRIL 5, 2017

AMENDED JUNE 1, 2022 EFFECTIVE JUNE 22, 2022

DRAFT FOR PLANNING COMMISSION HEARING OF FEBRUARY 22, 2023

Draft Zoning District Amendments 01.31.2023

CHESTER UNIFIED DEVELOPMENT BYLAWS

Chester Unified Development 2017 Bylaw Amendment History

Date Adopted	Purpose of Amendment	Sections Amended	Notes
10/17/2018	Allow fueling station as accessory use	3.28 and elsewhere	Interim amendment expired 10/17/20
01/19/2022	Increase period of allowable use restart to 5 years	3.19	Interim amendment expires 01/19/2024
06/01/2022	Add Village Green Zoning District	2.3.1 and elsewhere	
9/21/22 & 10/5/22	Add Adaptive Reuse and Legacy Use	3.19	
	Administrative Changes	2.14, 3.1, 3.11, 3.12, 3.14, 3.19, 3.20, 3.30, 4.3, 4.9, 4.10, 4.12, 5.2, 7.16, and 8.2.	

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

R20 - Residential 20,000 square foot lots

R40 - Residential 40,000 square foot lots

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.

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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 – Single- and Two-**Household**
9. Residential – Multi-**Household** (3- or 4-Units)

Also removed Agricultural/Forestry as permitted uses.

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. Civic/Institutional
3. Commercial Broadcast Facility
4. Family Child Care Facility
5. Health Care Facility
6. Home Business
7. Light Industry
8. Mixed Use
9. Personal Service Shop
10. Professional Office
11. Recreation
12. Residential – Multi-**Household (5 or More Units)**
13. Restaurant
14. Retail Store
15. Tourist Lodging

Removed Building and Construction Trades as a conditional use.

Hearing Draft 2/22/23

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D. Dimensional Standards:

Minimum Lot Size	¼ acre (10,890 sq. ft.)
Minimum Lot Frontage	50 ft.
Minimum Front Yard Setback	15 ft.
Minimum Side Yard Setback	10 ft.
Minimum Rear Yard Setback	10 ft.
Maximum Lot Coverage	80%
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.

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2.10 Open Space (OS) District

A. Purpose: This district, which is entirely in the Special Flood Hazard Area, protects critical flood plain resources including wetlands, wildlife habitat, and natural flood storage which provides erosion control in the event of a flood. Appropriate uses in this district include agriculture, forestry, recreation, and civic, cultural, educational, and social events. This district is not appropriate for residential uses.

Exempt uses under Section 4.3 that do not require Flood Hazard Review under Section 4.11 do not require a permit.

B. Permitted Uses: There are no permitted uses in this district. All applications for permits for development require Flood Hazard Review and must be reviewed by the Development Review Board as Conditional Uses.

C. Conditional Uses: The following uses require Flood Hazard and Conditional Use Review by the Development Review Board (see Sections 4.8 and 4.11), and a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Accessory Structures
2. Arts & Entertainment
3. Civic/Institutional
4. Nursery
5. Open Market
6. Recreation
7. Sawmill
8. Wood Processing

D. Dimensional Standards:

Minimum Lot Size	10 acres
Minimum Lot Frontage	200 ft.
Minimum Front Yard Setback	50 ft.
Minimum Side Yard Setback	50 ft.
Minimum Rear Yard Setback	50 ft.
Maximum Lot Coverage	10%
Maximum Building Height	35 ft.

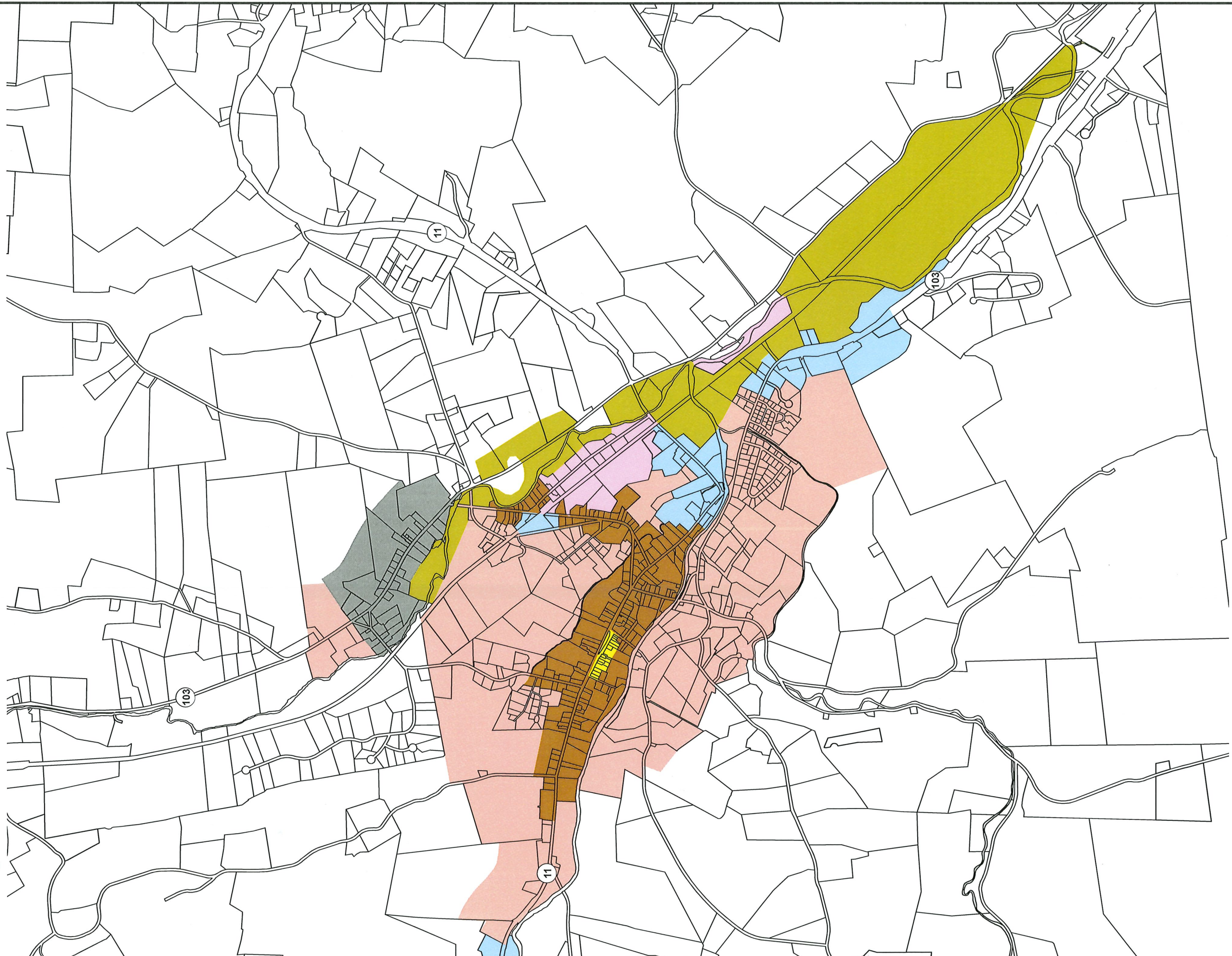
CHESTER UNIFIED DEVELOPMENT BYLAWS

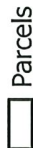

E. Supplemental Standards:

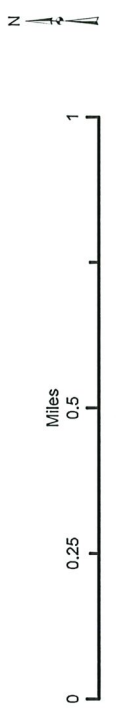
1. Prevent Fragmentation. Development shall avoid fragmenting prime agricultural soils, active farm fields, forestlands and habitat corridors.

**Town of Chester
Draft Zoning Districts**

Draft: February 2, 2023



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



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: February 2, 2023

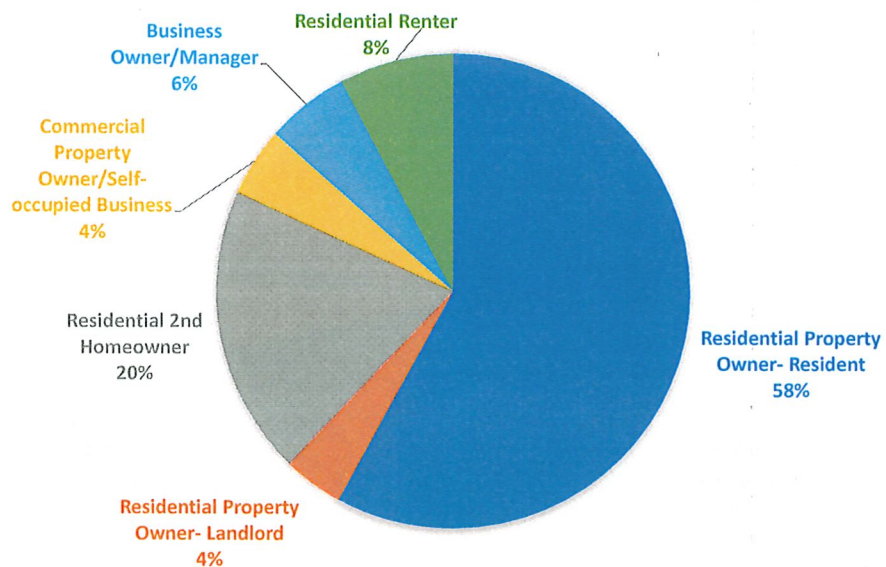


**Mount Ascutney
Regional Commission**

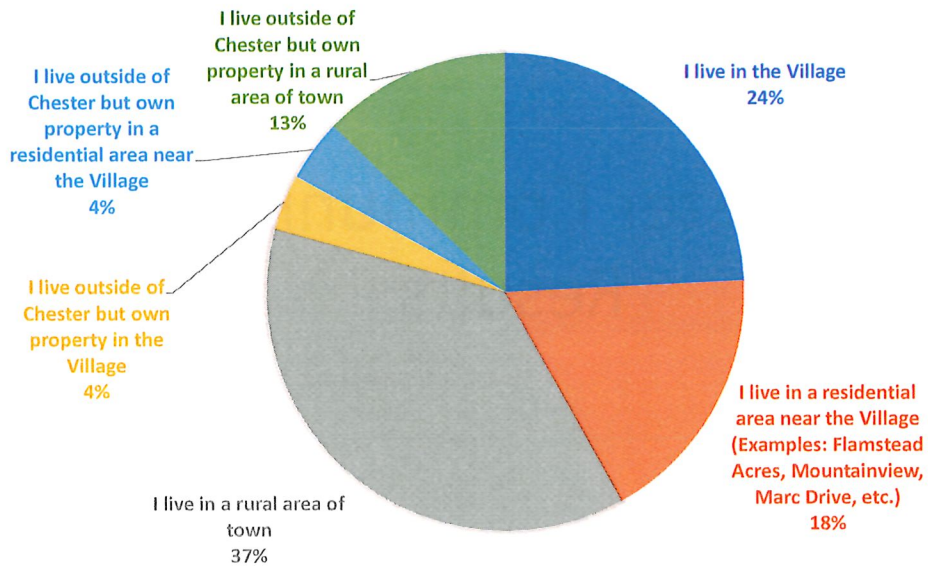
P.O. Box 320, Ascutney, VT 05030
802-674-9701 www.marvt.org

2022 Chester Community Survey Results

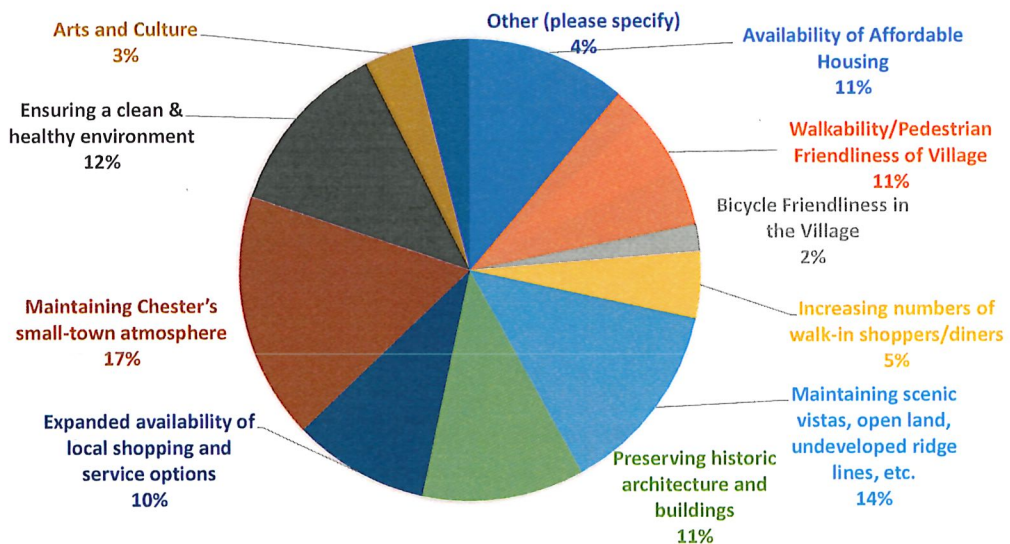
Please check all categories below that describe your property and/or living situation in Chester:



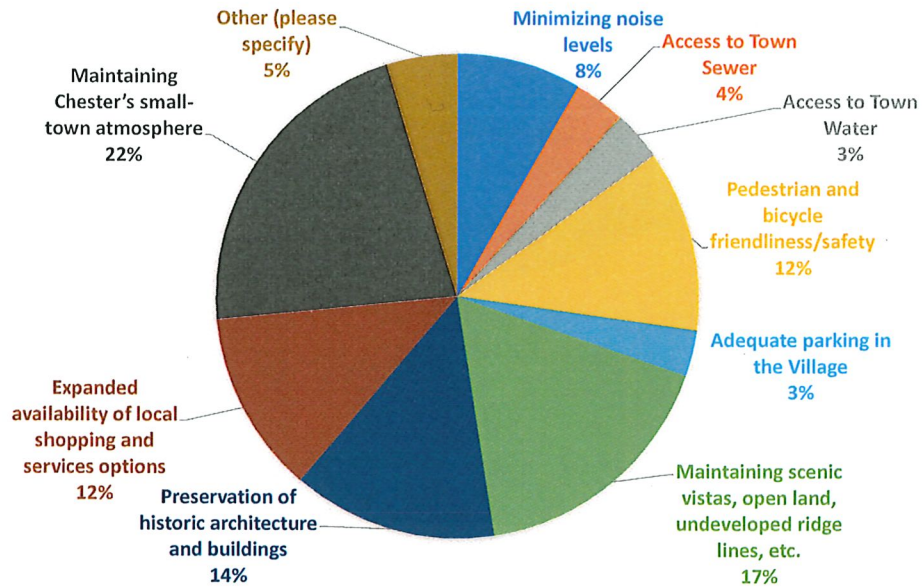
Which of these best describes where you live? (check one):



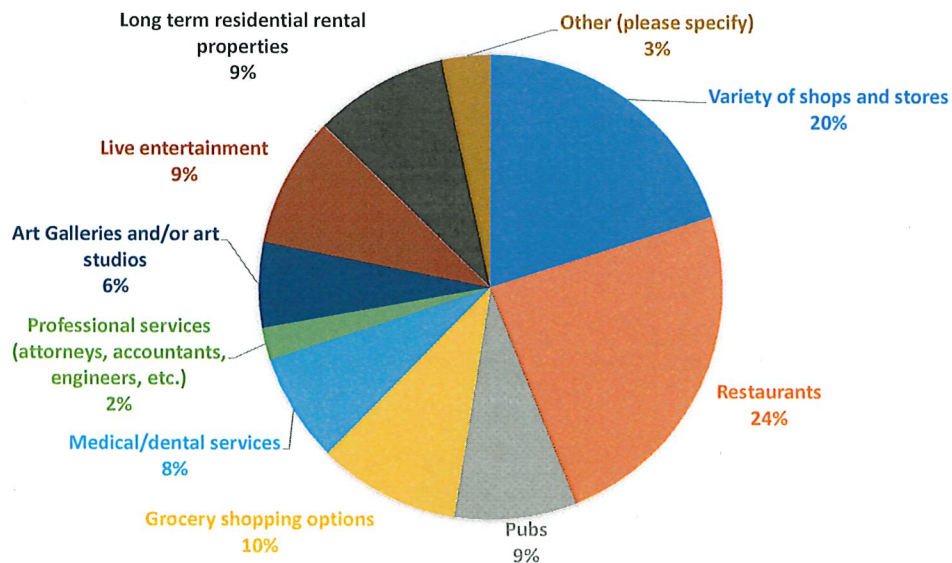
As you consider your vision for the future of Chester, please check the top three (3) for each set of priority considerations below. Please check the top three (3) items of importance to you.



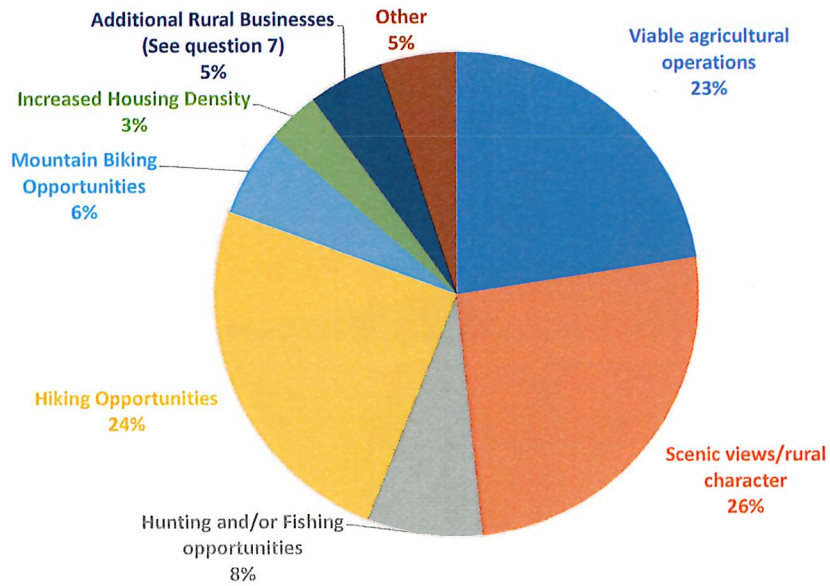
Which of these do you consider as top priorities for quality of life in Chester?
Please check the top three (3) of highest importance to you.



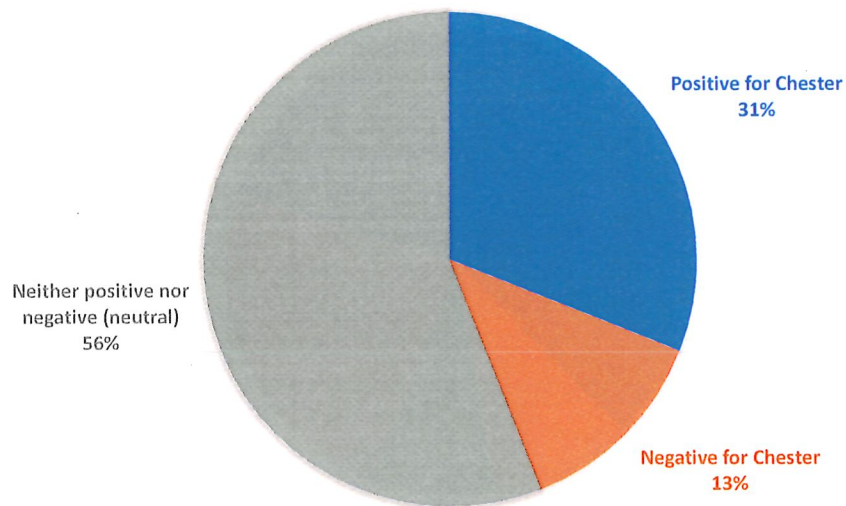
Which of these would you like to see more of in the Village areas of Chester? Please check the top three (3) of highest importance to you.



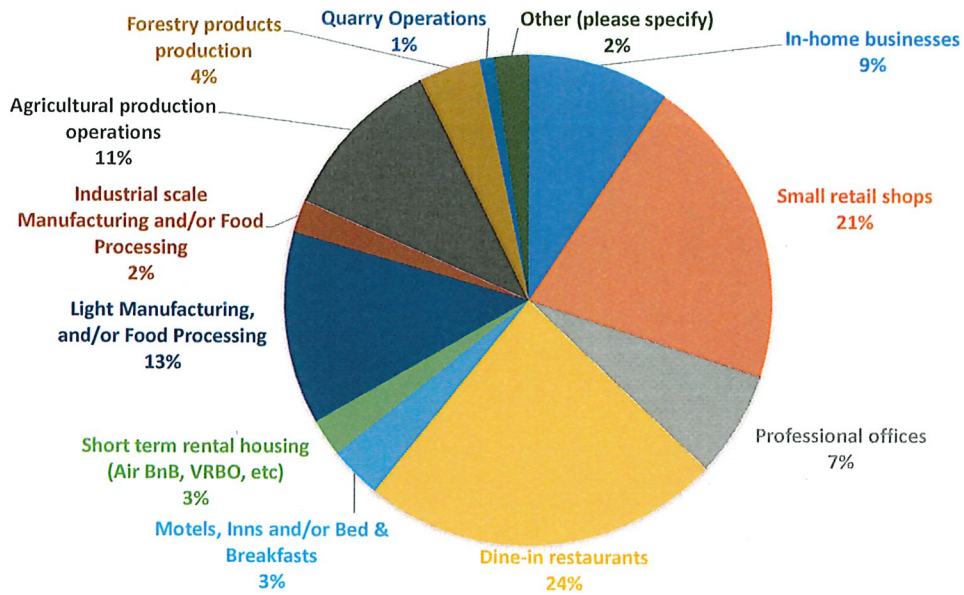
Which of these would you like to see more of in the Rural areas of Chester? Please check the top three (3) of highest importance to you.



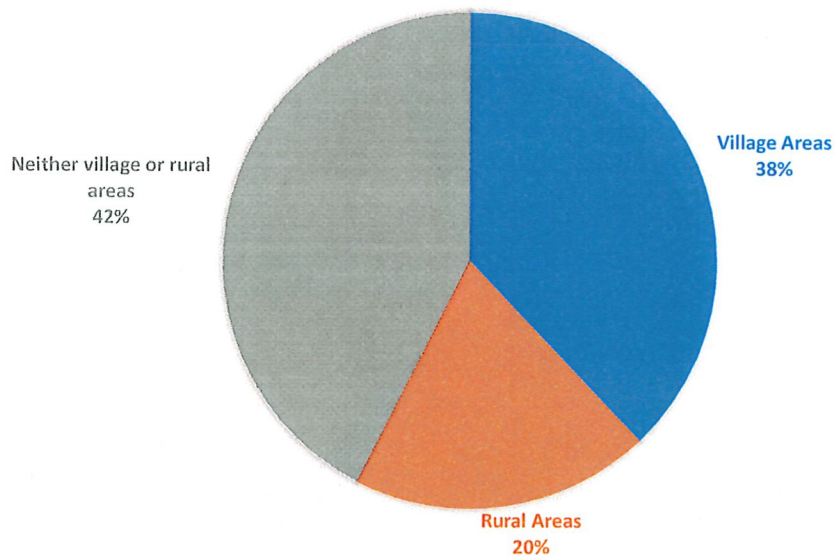
Balancing Growth & Conservation: Do you believe the recent increase in housing development has been: (Please check one)



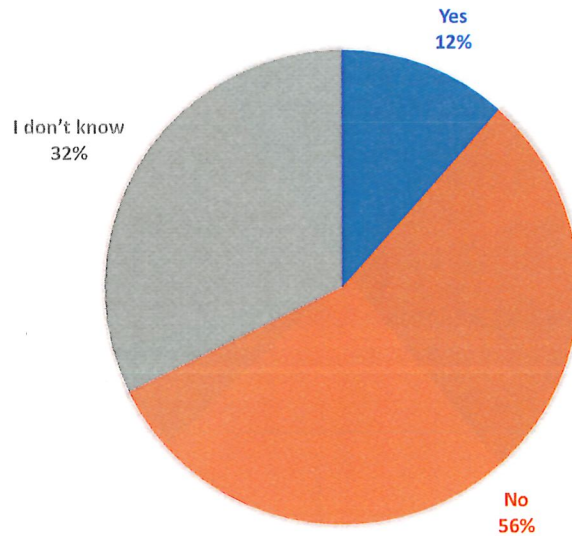
Which of the following commercial activities do you believe Chester should try to encourage? Please check the top three (3) you'd like to see more of in Chester.



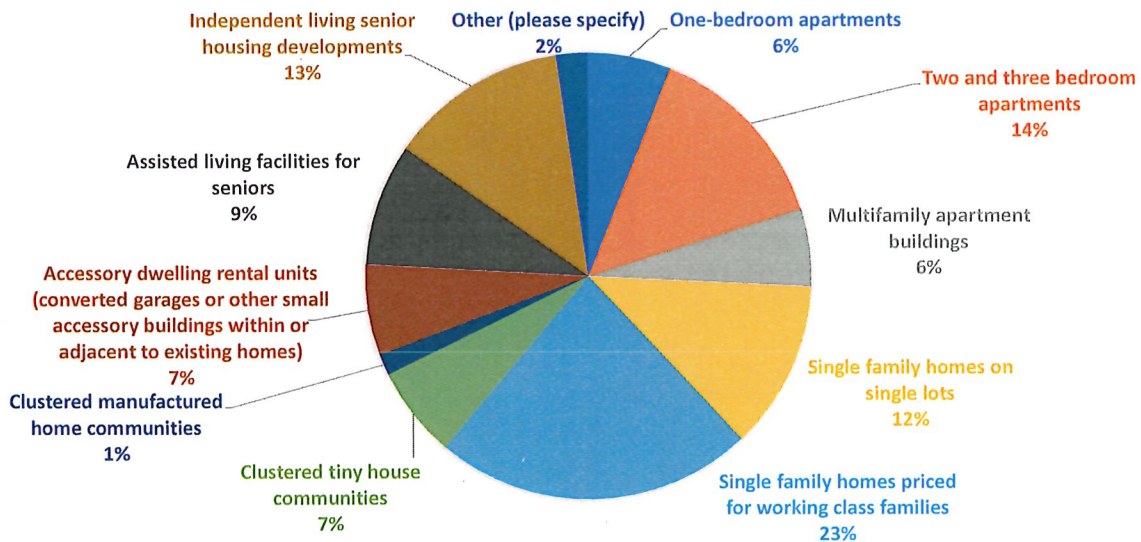
Would you like to see higher density residential development in: Please check all that apply.



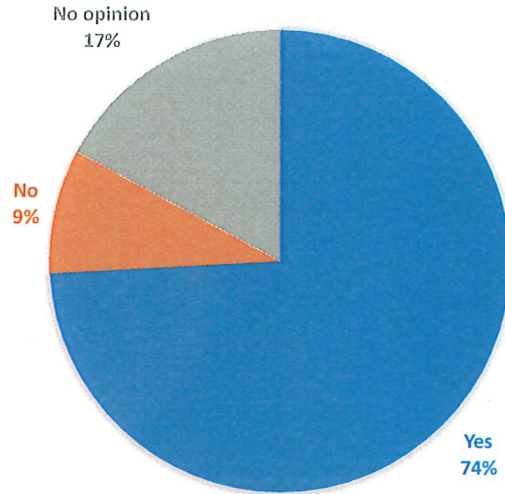
In your opinion, is there currently ample housing for residents of all income levels in Chester? Please check one (1).



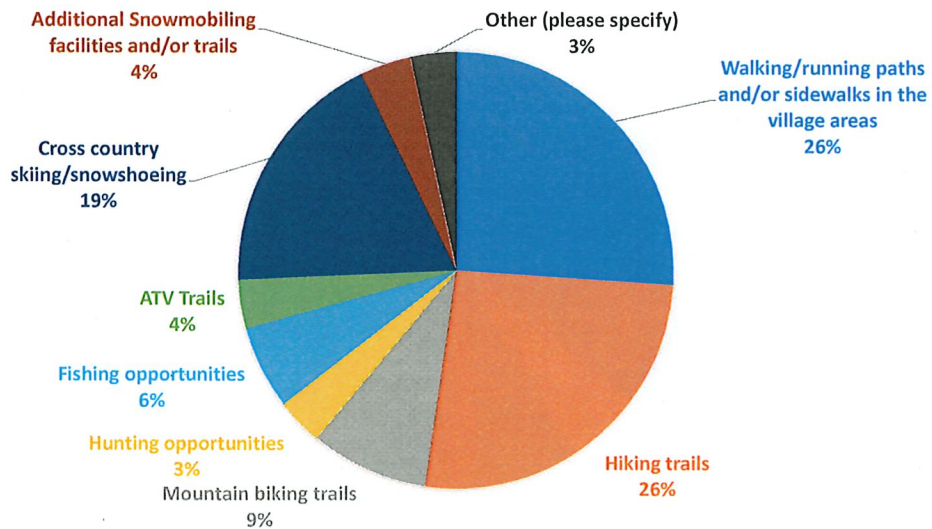
If Chester were to alter regulations to permit more housing development, which of the following types of housing do you believe would be most beneficial to our town? Please check the top three (3) of highest importance to you.



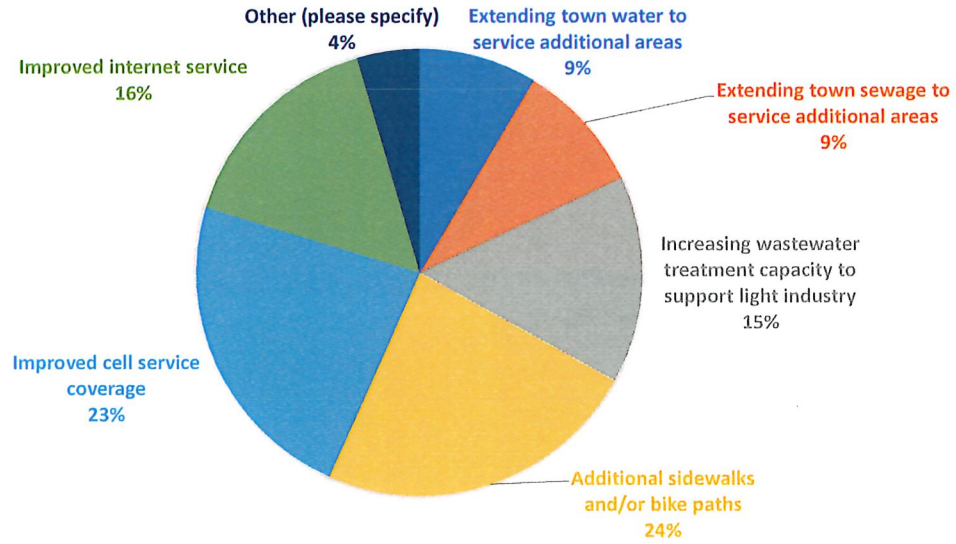
Would you like to see more opportunities for seeing arts, culture, and entertainment in Chester? (Examples: film festivals, live theatre, live music performances, art shows) Please check one (1).



Which of the following recreational opportunities do you believe would be beneficial to our town? Please check the top three (3) of highest importance to you.



Which of the following infrastructure improvements do you think should be prioritized by the town? Please check the top three (3) of highest importance to you.



Which of the following environmental concerns do you think should be prioritized? Please check the top three (3) of highest importance to you.

