



Chester, Vermont  
Planning Commission  
Public Hearing for  
Adopting Changes to  
Zoning Bylaws for  
Chester Village District

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3/21/22





# Why Do We Need Zoning Bylaws?

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- *Bylaws help us to be better neighbors* - Barre Pinske
- *Bylaws provide balance between control and flexibility. Each side of the balance carries some risk* - Preston Bristow

# Why Create a New Zoning District?

- To help enable this area to flourish
  - Chester's Green is unique for our area
  - Businesses should feel welcomed here
  - We want the permitting process to be easier here
- Most of the 16 properties here were nonconforming under the 2017 Bylaws
  - Nonconforming lots are much less likely to be eligible to make changes to building footprint
    - All lots comply under the new Bylaws
  - Where reasonable, we want to allow more opportunity for owners to adapt buildings to meet their needs



## How will this impact existing businesses?

- All existing permitted uses remain valid
- No existing permitted uses will be made nonconforming








## Village Green District Boundaries

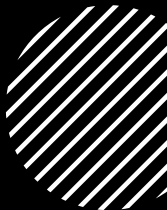

- Satellite View







# Physical Characteristics of VG District



Median Building *footprint* = 2754 sq ft



Median Lot Size = 8,000 sq ft, or 0.18 acre



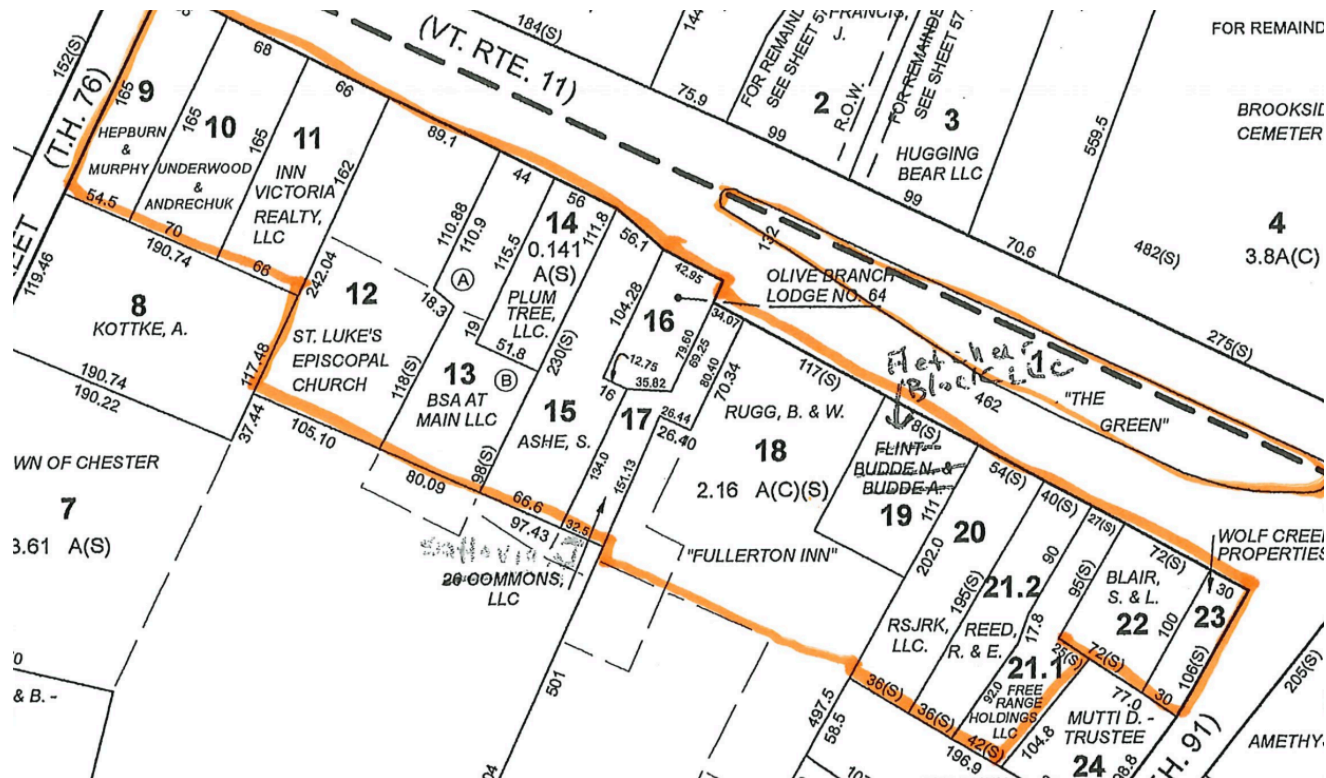
Historical use was single family homes with a portion devoted to commercial or light industrial type activity



This is still a mixed-use area of residential and business spaces today



# Some perspective



- Sixteen properties included in proposed Village Green District
- The total footprint of all buildings in the new district is 53,200 sq ft
- For comparison, a typical Wal-Mart store has a footprint of 180,000 sq ft

# Purpose as defined within the proposed Bylaw

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**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.

The list of permitted uses has been expanded for the Village Green District

Future applicants may apply for and receive a permit for any of the uses listed below without appearing before the Development Review Board

**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. Family Childcare Home
7. Home Occupation
8. Mixed Use
9. Professional Office
10. Restaurant
11. Retail Store



## List of Conditional Uses

Applications for the uses listed below will require working through the Development Review Board

**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. Construction of any new principal structure or any substantial replacement of an existing or damaged principal building
4. Dwelling – Multi-Household including, but not limited to, senior housing (housing and convenience services for people age 55 or older)
5. Family Child Care Facility
6. Health Care Facility
7. Home Business
8. Light Industry
9. Open Air Market
10. Personal Service Shop
11. Recreation
12. Residential Care Home/Group Home (serving more than 8 persons)
13. Tourist Lodging

# Dimensional Standards



## 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.

# Supplemental Standards

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



# Supplemental Standards

Continued...

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 require additional off-street parking, either private or public, if they find the minimum required spaces are not sufficient.