



TOWN OF CHESTER

CHESTER PLANNING COMMISSION AGENDA

November 15, 2021, 6:00 PM

The Town Hall is now able to have a combination in-person and Zoom meeting. Please check the chestervt.gov website for a link to the Zoom meeting.

1. Review minutes from 11/1/2021 meeting.
2. Citizen Comments.
3. Review proposal for adopted bylaw Village Green Zoning District.
4. Set date for next meeting.

Packet Materials

- Minutes from November 1, 2021
- Text of proposed Village Green zoning district for the adopted bylaws

Have on hand:

- Adopted bylaws
- Proposed bylaws

CHESTER UNIFIED DEVELOPMENT BYLAWS

2.3 Village Green (VG) District



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.

B. Permitted Uses: The following land uses require a zoning permit issued by the Zoning Administrator (see Section 7.2):

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| 1. Accessory Dwelling Unit | 7. Mixed Use |
| 2. Accessory Structure | 8. Private Broadcast Facility |
| 3. Accessory Use (e.g., Home Child Care Facility, Home Occupation) | 9. Residential – Single- and Two-Family |
| 4. Family Childcare Home | 10. Restaurant |
| 5. Home Business | 11. Retail Store |
| 6. Home Occupation | |

CHESTER UNIFIED DEVELOPMENT BYLAWS

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. Commercial Broadcast Facility
5. Family Child Care Facility
6. Health Care Facility
7. Light Industry
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8. Open Air Market
9. Personal Service Shop
10. Professional Office
11. Recreation
12. Residential – Multi-Family including, but not limited to, senior housing (housing and convenience services for people age 55 or older)
13. Tourist Lodging

D. Dimensional Standards:

Minimum Lot Size	3,600 sq. ft.
Minimum Lot Frontage	30 ft.
Minimum Front Yard Setback	0 ft. minimum to 16 ft. maximum for principal buildings only
Minimum Side Yard Setback	0 ft.
Minimum Rear Yard Setback	8 ft.
Maximum Lot Coverage	90%
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.
4. **Parking.** Projects located within the VG District do not need to comply with the minimum parking requirements outlined in Section 3.20. However, all projects in the VG district must demonstrate that adequate off-street nighttime parking is provided consistent with Chester's snow parking ban.