

2 ZONING DISTRICTS

200 General Provisions

2001 ESTABLISHMENT OF BASE ZONING DISTRICTS

2001.A This bylaw establishes the following zoning districts as shown on the Official Zoning Map and described in Chapter 210:

- (1) Village 10 (V10)
- (2) Village 5 (V5)
- (3) Village 3 (V3)
- (4) General Business (GB)
- (5) Residential 2 (R2)
- (6) Rural 3 (R3)
- (7) Rural 6 (R6)
- (8) Rural 18 (R18)

2002 ESTABLISHMENT OF OVERLAY ZONING DISTRICTS

2002.A This bylaw establish the following overlay zoning districts as shown on the Official Zoning Map and described in Chapter 220:

- (1) Flood Hazard Overlay (FHO)
- (2) *add as necessary

2003 OFFICIAL ZONING MAP

2003.A The Town of Chester incorporates the maps delineating the boundaries of the various base and overlay zoning districts established in this chapter by reference into this bylaw and adopts them as part of this bylaw as the Town of Chester's Official Zoning Map.

2003.B The Official Zoning Map is on file in the town office. The small-scale, unofficial versions of the maps included in this bylaw are for convenience only. The Official Zoning Map must be used for all measurements and interpretations of the district boundaries.

2003.C If a specific distance or measurement is not shown on the map, the Zoning Administrator will interpret any Official Zoning Map boundaries indicated as approximately following:

- (1) Roads, railroad lines, power lines or rights-of-way to follow the centerlines of such roads, railroad lines, power lines or rights-of-way;
- (2) Lot lines or municipal boundaries to follow such lines or boundaries; or
- (3) Rivers, streams or water bodies to follow the centerlines of such rivers, streams or water bodies.

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2003.D The Zoning Administrator will interpret any of the features listed in Subsection 2003.C to be located where they exist on the ground or as shown on a survey at the time of the interpretation if they vary from their depiction on the Official Zoning Map except that:

- (1) A boundary line adjustment or subdivision that changes the location of a lot line will not change the location of any zoning district boundary indicated as following that lot line.

2004 USE STANDARDS

2004.A **Allowed Uses.** A proposed use must be shown on the use table (see Section 2109) as a permitted or conditional use in the applicable zoning district unless:

- (1) The subject use is a nonconformity and the proposed development is in conformance with the requirements of Chapter 130.

2004.B **Prohibited Uses.** A use not specifically listed as permitted or conditional in a zoning district on the use table (see Section 2109) is prohibited in that zoning district unless the applicant demonstrates to the Zoning Administrator that the unlisted use:

- (1) Is materially similar to a use that is permitted or conditional in the same zoning district in accordance with Subsection 2004.C; or
- (2) Is required to be allowed in a zoning district by state or federal law.

2004.C **Materially Similar Uses.** The Zoning Administrator may make a written determination that a proposed use not listed on the use table (see Section 2109) as permitted or conditional in any district is materially similar to a use listed as permitted or conditional in the applicable zoning district and that it should be allowed to the same extent and subject to the same standards as that listed permitted or conditional use if it has:

- (1) Similar impacts on the area such as traffic, noise and lighting as that listed use; and
- (2) Similar characteristics such as building type, site arrangement, floor area, number of employees, customer traffic, equipment use, hours of operation, parking, vehicle trips and signage as that listed use.

2004.D **Multiple and Mixed Uses.** A landowner may use a lot or structure for any combination of uses allowed in the applicable zoning district.

2004.E **Accessory Uses.** A landowner may establish accessory uses on a lot in accordance with Section *.

2005 DIMENSIONAL STANDARDS

2005.A **Applicability.** Development must conform to the dimensional standards for the applicable zoning district (see Section 2110) unless:

- (1) A subject lot or structure is a nonconformity and the proposed development is in conformance with the requirements of Chapter 130;

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- (2) The applicant receives a waiver (Section *) or variance (Section *) from the Development Review Board; or
- (3) The proposed development will be approved as a planned unit development.

2005.B **Principal Buildings.** Landowners may locate more than one principal building on a lot in accordance with the standards below:

- (1) The total amount of development on the lot must not exceed the maximum density allowed in the district;
- (2) There must not be more than 2 detached single- or two-family dwellings on any lot unless approved as part of a planned unit development;
- (3) Each principal building must meet the applicable dimensional standards of the zoning district;
- (4) The distance between new principal buildings or between a new principal building and an existing principal building must not be less than twice the side setback required in the zoning district, unless they are attached; and
- (5) Approval of multiple principal buildings on a lot will not constitute a right to separately convey those structures unless:
 - (a) The subject lot will be lawfully subdivided in accordance with the provisions of this bylaw; or
 - (b) The building will be lawfully converted to condominium ownership, which may include the subdivision of footprint lots.

2005.C **Accessory Structures.** Landowners may locate accessory structures on a lot in accordance with Section *.

2005.D **Lot Size.** Lot size will be regulated in accordance with the following:

- (1) Any lot created under this bylaw must meet the minimum lot size requirement for the applicable zoning district unless approved as part of a planned unit development;
- (2) A pre-existing small lot may be developed in accordance Section 1303 irrespective of whether it will comply with the minimum lot size standard for the applicable zoning district;
- (3) An existing lot must not be reduced in size below the minimum lot size requirement for the applicable zoning district unless the reduction is the result of land being acquired for a public purpose (ex. road widening); and
- (4) A lot that will include land in more than one zoning district must meet the minimum lot size requirement for the zoning district that the portion of the lot with road frontage is located in. If the lot has road frontage in more than one zoning district, the lot must meet the largest minimum lot size requirement.

2005.E **Road Frontage.** All lots must front on a public or private road as specified in the applicable zoning district and in accordance with the following:

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- (1) **Pre-Existing Lots.** An existing lot without the minimum required frontage on a maintained public or private road must have access to such a road over a permanent easement or right-of-way not less than 20 feet wide for single-and two-family residential lots and 40 feet wide for all other lots.
- (2) **Corner Lots.** Lots that front on more than one road must meet minimum frontage requirements on any road from which the lot will be accessed.
- (3) **New Lots.** All new lots created under this bylaw must have the minimum frontage on a maintained public or private road unless the Development Review Board:
 - (a) Approves a lot with less frontage as part of a planned unit development in accordance with the provisions of this bylaw;
 - (b) Approves a waiver to reduce the frontage requirement to not less than 15 feet for irregularly shaped lots or lots accessed by a shared driveway; or
 - (c) Approves a waiver to reduce or eliminate the frontage requirement for lots restricted to farming, forestry or open spaces uses through a legally enforceable and permanent means such as a conservation easement.

2005.F **Setbacks.** Development must meet applicable setback requirements as follows:

- (1) All development and structures subject to this bylaw must be set back from roads and property lines as shown in the dimensional table (see Section 2110) unless otherwise specified in this bylaw (also see Section *).
- (2) Lots with frontage on more than one road must meet front setback requirements on each road, and must meet side setback requirements on the remaining sides.
- (3) Lots with no frontage must meet front setback requirements on the side from which the lot will be accessed and must meet side setback requirements on the remaining sides.
- (4) Front setback requirements will be measured from the edge of the road right-of-way. If the edge of the road right-of-way is uncertain, it will be assumed to be 25 feet from the centerline of the road unless the road is known to have a right-of-way width other than 50 feet or 3 rods, in which case it will be assumed to be one-half the known right-of-way width from the centerline of the road.
- (5) Setback requirements will apply to lots in common ownership to the same extent as if the lots were not in common ownership.

2005.G **Height.** No structure subject to this bylaw may exceed district height limits as specified below unless otherwise specified in this bylaw:

- (1) Minimum and/or maximum height requirements for principal structures are shown in the dimensional table (see Section 2110) for each zoning district.
- (2) Accessory structures must not exceed the maximum height specified in Section * or 24 feet if no maximum height specified in Section *.
- (3) Height limits do not apply to:
 - (a) Belfries, spires, steeples, cupolas, domes or similar architectural

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- features not used for human habitation; and
- (b) Skylights, parapet walls, cornices, chimneys, ventilators, bulkheads, or mechanical equipment usually located on a roof, provided that such features are limited to the height necessary for their proper functioning.
- (4) Height limits do apply to flag poles, light poles, signs and similar freestanding structures not located within public rights-of-way.
- (5) Where a minimum building height is specified, that height must be maintained along the entire facade for a depth of at least 30 feet or the depth of the building, whichever is less.
- (6) When height is measured in feet, the measurement will be taken from the average finished grade at ground level to:
 - (a) The midpoint between the eaves and the ridgeline for buildings with a primary roof pitch of 5:12 or steeper; or
 - (b) For all other structures, the highest portion of the structure excluding the building elements listed in Paragraph (3) above.
- (7) The Development Review Board may grant a waiver in accordance with Section * allowing industrial structures to exceed the maximum height standard upon the applicant demonstrating that the additional height is the minimum necessary to accommodate the proposed industrial activity. The Zoning Administrator must notify the Chester Fire Department in writing of any application for a height waiver.

2006

DENSITY STANDARDS

2006.A

The number of dwelling units on a lot must not exceed the maximum density specified in the applicable zoning district except:

- (1) Accessory dwellings approved under Section * will not count as a dwelling unit for the purposes of calculating density.
- (2) A pre-existing small lot may be developed in accordance with Section 1303 irrespective of whether it will comply with the residential density standard for the applicable district.

210 Base Zoning Districts

2101 VILLAGE 10 (V10)

2101.A **Purpose.** The Village 10 district encompasses Chester Village's historic business district. The purpose of this district is to:

- (1) Promote the long-term vitality of Chester Village;
- (2) Ensure that new construction and renovations are compatible with and enhance the historic character, scale and settlement pattern of the village;
- (3) Provide for economic development opportunities;
- (4) Encourage investment that maintains or rehabilitates historic buildings; and
- (5) Provide an attractive streetscape and a pedestrian-friendly environment.

2101.B **Permitted Uses.** The Zoning Administrator may issue a permit for the uses listed in Section 2109 as permitted (P).

2101.C **Conditional Uses.** An applicant must obtain conditional use approval (see Section *) from the Development Review Board before the Zoning Administrator may issue a permit for the uses listed in Section 2109 as conditional (C).

2101.D **Site Plan Review.** An applicant must obtain site plan approval before the Zoning Administrator may issue a permit for all uses other than single- and two-family dwellings, farming and forestry (see Section *).

2101.E **Dimensional Standards.** Proposed development in this district must conform to the following dimensional standards (also see Section 2110):

(1)	Lot size:	4,000 square feet minimum
(2)	Lot frontage:	30 feet minimum
(3)	Lot coverage:	90% maximum
(4)	Front setback:	0 feet minimum to 16 feet maximum ¹
(5)	Side setback:	0 feet minimum
(6)	Rear setback:	8 feet minimum
(7)	Footprint:	6,000 square feet maximum ¹
(8)	Height:	24 feet minimum ¹ to 48 feet maximum
(9)	Density:	1 dwelling unit or principal use per 4,000 square feet of lot area maximum

1 – Applies to only principal buildings

2101.F **Other District Standards.** In addition to all the applicable standards in Article 3, proposed development must conform to the following:

- (1) Any development subject to major site plan approval must conform to the supplemental standards listed in Section 2111 as applicable for this district (✓).
- (2) New single- and two-family dwellings are prohibited but any single- or two-family dwellings in existence as of the effective date of this bylaw will be treated as a permitted use.

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2102 VILLAGE 5 (V5)

2102.A **Purpose.** The Village 5 district includes land in the historic centers of Chester Village and Chester Depot that have historically been used for a mix of civic, business and residential uses. The purpose of this district is to:

- (1) Promote the long-term vitality of these historic centers;
- (2) Provide for a diversity of housing and small businesses in a traditional mixed-use village setting;
- (3) Ensure that new construction and renovations are compatible with and enhance the historic character and settlement pattern;
- (4) Encourage investment that maintains or rehabilitates historic buildings; and
- (5) Provide an attractive streetscape and a pedestrian-friendly environment.

2102.B **Permitted Uses.** The Zoning Administrator may issue a permit for the uses listed in Section 2109 as permitted (P).

2102.C **Conditional Uses.** An applicant must obtain conditional use approval (see Section *) from the Development Review Board before the Zoning Administrator may issue a permit for the uses listed in Section 2109 as conditional (C).

2102.D **Site Plan Review.** An applicant must obtain site plan approval before the Zoning Administrator may issue a permit for all uses other than single- and two-family dwellings, farming and forestry (see Section *).

2102.E **Dimensional Standards.** Proposed development in this district must conform to the following dimensional standards (also see Section 2110):

(1)	Lot size:	8,000 square feet minimum
(2)	Lot frontage:	45 feet minimum
(3)	Lot coverage:	80% maximum
(4)	Front setback:	8 feet minimum to 20 feet maximum ¹
(5)	Side setback:	8 feet minimum
(6)	Rear setback:	8 feet minimum
(7)	Footprint:	6,000 square feet maximum ¹
(8)	Height:	24 feet minimum ¹ to 36 feet maximum
(9)	Density:	1 dwelling unit or principal use per 8,000 square feet of lot area maximum

1 – Applies to only principal buildings

2102.F **Other District Standards.** In addition to all the applicable standards in Article 3, proposed development subject to major site plan approval must conform to the supplemental standards listed in Section 2111 as applicable for this district (✓).

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2103 VILLAGE 3 (V3)

2103.A **Purpose.** The Village 3 district includes land in the traditional settlements of Chester Village, Chester Depot, Stone Village and Gassetts that historically have been used for primarily for residential purposes with a mix of some civic and business uses. The purpose of this district is to:

- (1) Accommodate more intensive development and a full range of housing options within existing settlements;
- (2) Maintain a residential scale and character while allowing for low-impact small business and civic uses;
- (3) Provide a pleasant neighborhood setting for residents;
- (4) Provide an attractive streetscape and a pedestrian-friendly environment; and
- (5) Maintain traditional small-town neighborhood character.

2103.B **Permitted Uses.** The Zoning Administrator may issue a permit for the uses listed in Section 2109 as permitted (P).

2103.C **Conditional Uses.** An applicant must obtain conditional use approval (see Section *) from the Development Review Board before the Zoning Administrator may issue a permit for the uses listed in Section 2109 as conditional (C).

2103.D **Site Plan Review.** An applicant must obtain site plan approval before the Zoning Administrator may issue a permit for all uses other than single- and two-family dwellings, farming and forestry (see Section *).

2103.E **Dimensional Standards.** Proposed development in this district must conform to the following dimensional standards (also see Section 2110):

(1)	Lot size:	12,000 square feet minimum
(2)	Lot frontage:	60 feet minimum
(3)	Lot coverage:	70% maximum
(4)	Front setback:	12 feet minimum
(5)	Side setback:	8 feet minimum
(6)	Rear setback:	12 feet minimum
(7)	Footprint:	4,500 square feet maximum ¹
(8)	Height:	36 feet maximum
(9)	Density:	1 dwelling unit or principal use per 12,000 square feet of lot area maximum

1 – Applies to only principal buildings

2103.F **Other District Standards.** In addition to all the applicable standards in Article 3, proposed development subject to major site plan approval must conform to the supplemental standards listed in Section 2111 as applicable for this district (✓).

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2104 GENERAL BUSINESS (GB)

2104.A **Purpose.** The General Business district provides suitable areas for a mix of industrial and commercial uses. The purpose of this district is to:

- (1) Maintain and reinforce Chester’s distinctive small-town character through quality building and site design that avoids or mitigates the undesirable impacts of strip development and franchise architecture;
- (2) Ensure that proposed development is compatible in its use, character, scale and intensity to the site and the surrounding area;
- (3) Prevent development from diminishing highway safety and function through sound engineering, site design and access management practices;
- (4) Avoid and/or mitigate water quality and flooding impacts through use of low impact development techniques and green stormwater practices; and
- (5) Support and strengthen Chester’s economy by providing locations for new and expanded businesses and by using previously developed commercial properties to their fullest potential.

2104.B **Permitted Uses.** The Zoning Administrator may issue a permit for the uses listed in Section 2109 as permitted (P).

2104.C **Conditional Uses.** An applicant must obtain conditional use approval (see Section *) from the Development Review Board before the Zoning Administrator may issue a permit for the uses listed in Section 2109 as conditional (C).

2104.D **Site Plan Review.** An applicant must obtain site plan approval before the Zoning Administrator may issue a permit for all uses other than single- and two-family dwellings, farming and forestry (see Section *).

2104.E **Dimensional Standards.** Proposed development in this district must conform to the following dimensional standards (also see Section 2110):

(1)	Lot size:	1 acre minimum
(2)	Lot frontage:	150 feet minimum
(3)	Lot coverage:	60% maximum
(4)	Front setback:	20 feet minimum
(5)	Side setback:	12 feet minimum ¹
(6)	Rear setback:	12 feet minimum ¹
(7)	Footprint:	6,000 square feet maximum ²
(8)	Height:	36 feet maximum
(9)	Density:	1 principal use per 1 acre of lot area maximum

1 – Setback will be 40 feet minimum if abutting property is in another zoning district

2 – Applies only to principal buildings on lots fronting on Route 103 or Route 11

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2104.F **Other District Standards.** In addition to all the applicable standards in Article 3, proposed development must conform to the following:

- (1) The supplemental standards listed in Section 2111 as applicable for this district (✓) will apply to any proposed development subject to major site plan approval that fronts on Route 103 or Route 11.
- (2) New single- and two-family dwellings are prohibited but any single- or two-family dwellings in existence as of the effective date of this bylaw will be treated as a permitted use.

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2105 RESIDENTIAL (R2)

2105.A **Purpose.** The Residential district encompasses land in proximity to existing centers that is developed or intended to be developed primarily for residential use. The purpose of this district is to:

- (1) Guide residential development to land in proximity to existing centers where public facilities, services and transit already exist or can more feasibly be provided in the future;
- (2) Accommodate a full range of housing options;
- (3) Provide a pleasant neighborhood setting for residents; and
- (4) Maintain traditional small-town neighborhood character.

2105.B **Permitted Uses.** The Zoning Administrator may issue a permit for the uses listed in Section 2109 as permitted (P).

2105.C **Conditional Uses.** An applicant must obtain conditional use approval (see Section *) from the Development Review Board before the Zoning Administrator may issue a permit for the uses listed in Section 2109 as conditional (C).

2105.D **Site Plan Review.** An applicant must obtain site plan approval before the Zoning Administrator may issue a permit for all uses other than single- and two-family dwellings, farming and forestry (see Section *).

2105.E **Dimensional Standards.** Proposed development in this district must conform to the following dimensional standards (also see Section 2110):

(1)	Lot size:	20,000 square feet minimum
(2)	Lot frontage:	120 feet minimum
(3)	Lot coverage:	50% maximum ¹
(4)	Front setback:	20 feet minimum
(5)	Side setback:	16 feet minimum
(6)	Rear setback:	16 feet minimum
(7)	Footprint:	6,000 square feet maximum ²
(8)	Height:	36 feet maximum
(9)	Density:	1 dwelling unit or principal use per 20,000 square feet of lot area maximum

1 – Maximum coverage for any lot area in excess of 3 acres will be 5%

2 – Applies to principal buildings only

2105.F **Other District Standards.** In addition to all the applicable standards in Article 3, proposed development subject to major site plan approval must conform to the development standards listed in Section 2111 as applicable for this district (✓).

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2106 RURAL 3 (R3)

2106.A **Purpose.** The Rural 3 district encompasses rural lands generally served by paved state and town roads or in proximity to existing centers that are intended primarily for residential, farming and forestry uses with a mix of some business uses. The purpose of this district is to:

- (1) Guide development to land in proximity to existing centers and major travel corridors that is served by existing roads and infrastructure with capacity to accommodate growth;
- (2) Protect rural character by thoughtfully siting and designing new buildings and associated development to fit into the surrounding landscape;
- (3) Maintain the working lands and agricultural support businesses necessary to sustain a traditional resource-based rural economy; and
- (4) Minimize the amount of land converted from agricultural or forestry use.

2106.B **Permitted Uses.** The Zoning Administrator may issue a permit for the uses listed in Section 2109 as permitted (P).

2106.C **Conditional Uses.** An applicant must obtain conditional use approval (see Section *) from the Development Review Board before the Zoning Administrator may issue a permit for the uses listed in Section 2109 as conditional (C).

2106.D **Site Plan Review.** An applicant must obtain site plan approval before the Zoning Administrator may issue a permit for all uses other than single- and two-family dwellings, farming and forestry (see Section *).

2106.E **Dimensional Standards.** Proposed development in this district must conform to the following dimensional standards (also see Section 2110):

(1)	Lot size:	3 acres minimum
(2)	Lot frontage:	150 feet minimum
(3)	Lot coverage:	30% maximum ¹
(4)	Front setback:	40 feet minimum
(5)	Side setback:	20 feet minimum
(6)	Rear setback:	20 feet minimum
(7)	Footprint:	6,000 square feet maximum ²
(8)	Height:	36 feet maximum
(9)	Density:	1 dwelling unit or principal use per 3 acres of lot area maximum

1 – Maximum coverage for any lot area in excess of 3 acres will be 5%

2 – Applies to principal buildings only

2106.F **Other District Standards.** In addition to all the applicable standards in Article 3, proposed development must conform to the following:

- (1) The supplemental standards listed in Section 2111 as applicable for this district (✓) will apply to any proposed development subject to major site plan approval.
- (2) Uses marked in Section 2109 as P¹ or C¹ are only allowed on lots fronting on Routes 10, 11 or 103.

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2107 RURAL 6 (R6)

2107.A **Purpose.** The Rural 6 district encompasses rural lands generally served by unpaved town and private roads that are intended primarily for farming, forestry and low-density residential uses. The purpose of this district is to:

- (1) Protect and preserve working lands and important natural resources;
- (2) Maintain an adequate base of working land to support a traditional resource-based rural economy;
- (3) Support the diversification and economic viability of farming and forestry;
- (4) Maintain an overall low density of residential use by minimizing the amount of land converted from agricultural or forestry use to residential lots and by guiding residential development away from the most productive land; and
- (5) Maintain open space for recreational use.

2107.B **Permitted Uses.** The Zoning Administrator may issue a permit for the uses listed in Section 2109 as permitted (P).

2107.C **Conditional Uses.** An applicant must obtain conditional use approval (see Section *) from the Development Review Board before the Zoning Administrator may issue a permit for the uses listed in Section 2109 as conditional (C).

2107.D **Site Plan Review.** An applicant must obtain site plan approval before the Zoning Administrator may issue a permit for all uses other than single- and two-family dwellings, farming and forestry (see Section *).

2107.E **Dimensional Standards.** Proposed development in this district must conform to the following dimensional standards (also see Section 2110):

(1)	Lot size:	3 acres minimum ¹
(2)	Lot frontage:	150 feet minimum ²
(3)	Lot coverage:	20% maximum ³
(4)	Front setback:	40 feet minimum
(5)	Side setback:	20 feet minimum
(6)	Rear setback:	20 feet minimum
(7)	Footprint:	6,000 square feet maximum ⁴
(8)	Height:	28 feet maximum
(9)	Density:	1 dwelling unit or principal use per 6 acres of lot area maximum

1 – Minimum size for non-residential lots will be 6 acres

2 – Minimum frontage for non-residential lots will be 300 feet

3 – Maximum coverage for any lot area in excess of 3 acres will be 5%

4 – Applies only to principal buildings

2107.F **Other District Standards.** In addition to all the applicable standards in Article 3, proposed development subject to major site plan approval must conform to the supplemental standards listed in Section 2111 as applicable for this district (✓).

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2108 RURAL 18 (R18)

2108.A **Purpose.** The Rural 18 district encompasses conserved, environmentally sensitive and remote lands that are intended primarily for farming, forestry, recreation and open space uses. The purpose of this district is to:

- (1) Protect and preserve working lands and important natural resources;
- (2) Maintain an adequate base of working land to support a traditional resource-based rural economy;
- (3) Discourage development of land with significant development constraints including, but not limited to, steep slopes, shallow soils, floodplains and wetlands;
- (4) Limit residential development in remote areas not currently served by roads and infrastructure; and
- (5) Maintain open space for recreation use.

2108.B **Permitted Uses.** The Zoning Administrator may issue a permit for the uses listed in Section 2109 as permitted (P).

2108.C **Conditional Uses.** An applicant must obtain conditional use approval (see Section *) from the Development Review Board before the Zoning Administrator may issue a permit for the uses listed in Section 2109 as conditional (C).

2108.D **Site Plan Review.** An applicant must obtain site plan approval before the Zoning Administrator may issue a permit for all uses other than single- and two-family dwellings, farming and forestry (see Section *).

2108.E **Dimensional Standards.** Proposed development in this district must conform to the following dimensional standards (also see Section 2110):

(1)	Lot size:	3 acres minimum ¹
(2)	Lot frontage:	150 feet minimum ²
(3)	Lot coverage:	5% maximum
(4)	Front setback:	40 feet minimum
(5)	Side setback:	20 feet minimum
(6)	Rear setback:	20 feet minimum
(7)	Footprint:	4,500 square feet maximum ³
(8)	Height:	28 feet maximum
(9)	Density:	1 dwelling unit or principal use per 18 acres of lot area maximum

1 – Minimum size for non-residential lots will be 18 acres

2 – Minimum frontage for non-residential lots will be 450 feet

3 – Applies only to principal buildings

2108.F **Other District Standards.** In addition to all the applicable standards in Article 3, proposed development must conform to the following:

- (1) The supplemental standards listed in Section 2111 as applicable for this district (✓) will apply to any proposed development subject to major site plan approval.

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- (2) New single-family dwellings are conditional but any single-family dwelling in existence as of the effective date of this bylaw will be treated as a permitted use.
- (3) Single-family dwellings must be built within a building envelope when designated on an approved plat or must:
 - (a) Be located within 1,000 feet of a maintained public or private road;
 - (b) Not open more than 1 acre of forest canopy if on a wooded site (exclusive of roads and driveways);
 - (c) Be sited on the edge of fields or meadows if on farmland;
 - (d) Minimize disturbance of the primary and secondary conservation resources listed in Section * to the maximum extent feasible; and
 - (e) Not be located on ridgelines and hilltops.
- (4) The conversion of a camp to a single-family dwelling will require conditional use approval in accordance with the following:
 - (a) The applicant must conform to the standards of Section *(access).
 - (b) If the building is located more than 1,000 feet from a maintained public or private road, the applicant must submit a letter from the Chester Fire Department indicating that the site will be accessible to emergency vehicles.
 - (c) Any land clearing, soil disturbance or construction associated with the change of use must:
 - (i) Not open more than 1 acre of forest canopy if on a wooded site (exclusive of roads and driveways); and
 - (ii) Minimize disturbance of the primary and secondary conservation resources listed in Section * to the maximum extent feasible.

2109 USE TABLE

USE & DEFINITION	V10	V5	V3	GB	R2	R3	R6	R18
RESIDENTIAL USES								
Single-family dwelling Use of a structure for habitation by one household that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation.	X ¹	P	P	X ¹	P	P	P	C ¹
Two-family dwelling Use of a structure for habitation by two households each in a unit that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation, and with each unit having a separate entrance from the outside or through a common vestibule.	X ¹	P	P	X ¹	P	P	P	X
Multi-family dwelling (3+ units) Use of a structure or part of a structure for habitation by three or more households each in a unit that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation, or any dwelling unit in a mixed-use building. See Section *.	P	P	P	X ¹	P	P	X	X
Accessory dwelling Accessory use of single-family residential property for a second dwelling unit that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation. See Section *	P ²	P	P	P ²	P	P	P	P ²
Camp Use of a structure to provide short-term housing to residents who are vacationing or recreating and who have a principal residence elsewhere. See Section *	X	X	X	X	X	P	P	P
Home occupation Accessory use of single-family residential property for a small business that does not alter the residential character of the property. See Section *	P ²	P	P	P ²	P	P	P	P ²
Home business Accessory use of single-family residential property for a small business that may alter the residential character of the property. See Section *	P ²	P	P	P ²	C	P	C	X
Family childcare home Accessory use of single-family residential property for a small daycare business that operates under state license or registration. See Section *	P ²	P	P	P ²	P	P	P	P ²
Senior housing Use of one or more structures to primarily house people age 55 or older that: (a) Contains multiple dwelling units each intended for habitation by one household and providing complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation; and (b) May offer minimum convenience services to residents as an accessory use.	P	P	P	X	P	P	X	X
Assisted living or skilled nursing service Use of one or more structures to provide housing, board and to residents who need assistance with daily activities such as dressing, grooming, bathing, etc. or 24-hour skilled nursing, and that operates under state license. Includes residential care, nursing or convalescent homes, and hospice or respite care facilities.	P	P	P	X	C	C	X	X
Group home (Level 1 Level 2) Use of single-family residential property to provide housing to people with a handicap or disability that operates under state license or registration. See Sections * and *.	P ² C	P C	P C	P ² X	P C	P C	P X	P ² X
Bed-and-breakfast Accessory use of single-family residential property to provide short-term accommodations for travelers. See Section *	P ²	P	P	P ²	P	P	P	C ²
Inn Use of one or more structures to provide short-term accommodations for travelers. May include a restaurant, bar, event facility, spa or fitness club as an accessory use. See Section *	P	P	P	P ²	P	C	C	C ²
Rooming and boarding house Accessory use of a single-family residential property to provide accommodations that will typically serve as the boarder's principal residence, and that commonly includes meals, housekeeping and/or laundry services. See Section *	P ²	P	P	P ²	P	C	X	X
Short-term rental Accessory use of property to provide short-term guest accommodations. Includes Airbnb and similar rentals. See Section *	P ²	P	P	P ²	P	P	P	P ²
Hotel or motel Use of one or more structures to provide short-term accommodations for travelers. It may also include accessory uses such as food services, recreational services, convention hosting, laundry services, etc. See Section *	X	X	C	P	X	X	X	X

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All uses other than single- & two-family dwellings, farming & forestry require site plan approval.

Notes
1 – See zoning district standards for this use
2 - Accessory to a pre-existing dwelling

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USE & DEFINITION

	V10	V5	V3	GB	R2	R3	R6	R18
COMMERCIAL USES								
Retail sales (up to 3,000 sf >3,000 sf) An establishment that sells goods to the general public for personal or household consumption primarily from within an enclosed structure, excluding any use specifically defined in this section. It may also provide installation, repair or maintenance services as an accessory use.	P C	P C	P X	P C	X X	C ¹ X	X X	X X
Sales lot An establishment that sells large items such as vehicles, boats, equipment, machinery, manufactured homes or prefabricated buildings primarily from an open lot. It may also provide installation, repair or maintenance services as an accessory use. See Section *	X	X	X	C	X	X	X	X
Repair service (small goods, up to 3,000 sf vehicles, large goods or >3,000 sf) An establishment that maintains, services, repairs or paints goods such as appliances, vehicles, boats, equipment or machinery. See Section *	P X	P X	C X	P P	X X	C ¹ C ¹	X X	X X
Fueling station A specialized establishment for selling gasoline or other vehicle fuels. Commonly combined with other retail uses such as a carwash or convenience store, or with an auto repair and service garage. See Section *	X	X	X	C	X	X	X	X
Carwash A specialized establishment for washing, waxing, polishing and general cleaning of vehicles. See Section *	X	X	X	C	X	C ¹	X	X
Lawn, garden and farm supply sales An establishment that sells goods to the general public for personal or household consumption primarily from outdoor areas or open-air structures, excluding any use specifically defined in this section that sells specialized products and services for lawn, garden or farm use. It may: (a) sell farm supplies such as feed and seed; (b) sell nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, soil, compost, mulch, or sod; (c) sell lawn, garden or farm equipment or machinery as an accessory use; and (d) provide installation, repair or maintenance services as an accessory use. See Section *	X	C	C	P	X	C ¹	C	X
Lumberyard and building supply sales An establishment that sells lumber and heavy building materials, and that typically stores most of its stock outdoors or under open-air structures. See Section *	X	X	X	P	X	C ¹	C	X
Open market An establishment where goods are brought to be immediately sold to the general public for personal or household consumption from outdoor areas or open-air structures, excluding any use specifically defined in this section. See Section *	P	P	X	P	X	C ¹	X	X
Financial establishment An establishment that engages in financial transactions that create, liquidate or change ownership of financial assets such as accepting deposits, making loans and issuing currency.	P	P	C	P	X	X	X	X
Rental and leasing (small goods, up to 3,000 sf vehicles, large goods or >3,000 sf) An establishment that rents or leases tangible goods such as vehicles, boats, equipment or machinery to consumer or business customers. It may also provide installation, repair or maintenance services an accessory use.	P X	P X	C X	P P	X X	C ¹ C ¹	X X	X X
Office, professional, business or administrative service (up to 3,000 sf >3,000 sf) An establishment that: (a) is used to conduct the affairs of a business, organization or profession; (b) provides services that are reliant on the specialized training, expertise, skills or knowledge of practitioners; or (c) provides support services primarily to other businesses such as billing, collection, advertising, telemarketing, copying, mailing, etc. This definition specifically excludes services provided by licensed medical or veterinary practitioners.	P C	P C	P X	P P	X X	C ¹ X	X X	X X
Personal service (up to 3,000 sf >3,000 sf) An establishment that provides services on or closely related to the physical person including, but not limited to, laundry, tailoring, shoe repair, hair salon, nail salon, tanning salon, spa, massage parlor or tattoo parlor. It may include sales of related personal products as an accessory use. This definition specifically excludes services provided by licensed medical or veterinary practitioners.	P C	P C	P X	P P	X X	C ¹ X	X X	X X
Veterinary, pet or animal service An establishment: (a) where licensed practitioners of veterinary medicine, dentistry or surgery treat animals; (b) that provides animal and pet care services such as boarding, grooming, sitting and training; or (c) that breeds, sells or manages adoption of pets. It may include grooming, boarding or other pet services as an accessory use. It may include sales of pet food, medicines or supplies as an accessory use.	X	C	C	P	X	C	C	X X
Restaurant (sit-down take-out) An establishment that prepares and serves meals, snacks and beverages primarily for immediate consumption. A restaurant will be classified as take-out if it has drive-through service. A restaurant without drive-through service that has both eat-in and take-out service will be classified as a sit-down restaurant provided that the dining area (exclusive of any outdoor dining) comprises at least 40% of the total floor area of the restaurant. This definition includes a retail bakery that sells at least 50% of its products on the premises. This definition specifically excludes mobile food and catering service. See Section *	P C	P C	P X	P P	X X	C ¹ C ¹	X X	X X
Mobile food service An establishment that prepares and serves meals, snacks and beverages primarily for immediate consumption from motorized vehicles or non-motorized carts that are parked or located outside the street right-of-way. See Section *	C	C	C	P	X	C ¹	X	X
Bar An establishment that primarily prepares and serves alcoholic beverages for immediate consumption. It may include food service and live entertainment as an accessory use. This definition includes a brewpub that produces less than 15,000 barrels of beer per year and sells 25% or more of its beer on the premises. See Section *	C	C	X	C	X	X	X	X

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Notes

1 – See zoning district standards for this use.

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Event facility An establishment used to host conventions, trade shows, corporate meetings, weddings, receptions, reunions and similar special events that typically includes large open spaces such as auditoriums, banquet halls, exhibition halls and meeting rooms. See Section *	C	C	C	P	X	C	C	C
Catering or commercial kitchen A state-licensed establishment that prepares: (a) meals, snacks and beverages to be served at off-premise events; or (b) food or beverage products for wholesale or retail sale provided that the operator does not require a state food processing establishment license (such uses will be considered food or beverage manufacturing under this bylaw).	X	P	P	P	X	C	C	X
INDUSTRIAL USES								
Light industry (enclosed, up to 6,000 sf enclosed, >6,000 sf) An establishment that produces new products, materials or parts in a facility that generally does not rely on specialized power, water or waste disposal systems for operation. All light industrial operations must occur within an enclosed building, which is typically similar to an office building in its size, appearance and impacts. It may include a retail shop as an accessory use that primarily sells products produced on the premises. This definition excludes any use specifically defined in this section.	X X	X X	X X	P C	X X	C ¹ C ¹	X X	X X
Food or beverage manufacturing (enclosed, up to 6,000 sf enclosed, >6,000 sf) A state licensed establishment that produces food or beverage products that are typically sold to wholesalers or retailers. It may include a retail shop, restaurant or bar as an accessory use that primarily sells products produced on the premises. This definition includes a microbrewery or commercial bakery.	C X	C X	C X	P C	X X	C X	C X	X X
Wood products, cabinet or furniture manufacturing (enclosed, up to 6,000 sf enclosed, >6,000 sf) An establishment that manufactures products primarily from wood, including but not limited to, lumber, plywood, veneers, wood containers, wood flooring, wood trusses, prefabricated wood buildings, cabinets and furniture. Manufacturing may include sawing, cutting, planing, shaping, bending, laminating, molding, or assembling. Included are establishments that make primarily wood products from logs and bolts that are sawed and shaped, and establishments that purchase sawed lumber and make primarily wood products.	X X	C X	C X	P C	X X	C X	C X	C X
Wholesale trade An establishment that sells or arranges the purchase of goods primarily to other businesses that is set up as a warehouse or office with little to no display of merchandise and where customers do not have direct access to the primary merchandise being sold.	X	C	C	P	X	C ¹	X	X
Storage and distribution services An establishment that (a) stores, but does not sell, goods and may provide a range of services related to the distribution of goods; or (b) provides individual storage spaces for lease to either commercial or wholesale customers for storage of business goods, or to the general public for storage of household goods (see Section *). This definition specifically excludes any use specifically defined in this section.	X	X	X	P	X	C	X	X
Tank farm or fuel storage and distribution services An establishment with one or more tanks that typically store fuels, oils and similar liquid products for sale or distribution. This definition specifically excludes retail sale and refilling of fuel tanks that are not more than 50 pounds in size when carried out as an accessory use. See Section *	X	X	X	C	X	X	X	X
Transportation services An establishment that provides: (a) transportation of people including, but not limited to, transit services, bus or rail stations, transportation centers, and taxi or limousine services; (b) transportation of cargo using trucks, tractor trailers or rail; or (c) that provides services such as storage, maintenance, repair or fuel primarily for heavy vehicles, including buses, or rail equipment.	X	X	X	C	X	C ¹	X	X
Publishing, printing and sign manufacturing An establishment that: (a) issues copies of works that are usually protected by copyright and that may print, reproduce, distribute, or offer direct access to works such as newspapers, magazines, periodicals, books, databases, calendars, greeting cards, maps, posters, software, sound recordings or video recordings; or (b) fabricates signs, banners or similar communication devices. This definition specifically excludes retail copy shops, which will be considered an office, professional, business or administrative service under this bylaw.	X	C	C	P	X	X	X	X
Media recording or broadcasting studio An establishment that is used to produce, distribute and/or broadcast sound or video programs or recordings.	P	P	P	P	C	P	C	X
Communications antenna A device used to transmit or receive radio, television or other wireless communications and related structures and equipment. This definition specifically excludes a communication tower. See Section *	P	P	P	P	P	P	P	P
Communications tower A structure used to support one or more communication antennas and related structures and equipment. See Section *	X	X	X	C	X	C	C	C
Composting services An establishment used to transform organic waste into a stable, soil-like product in a controlled environment under aerobic conditions. This definition specifically excludes composting activities that are limited to organic waste produced on the premises.	X	X	X	C	X	C	C	X

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Notes

1 – See zoning district standards for this use.

Solid or septic waste or recycling services	X	X	X	C	X	X	X	X
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USE & DEFINITION

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An establishment that: (a) collects or hauls nonhazardous solid waste or recyclable materials generated within a local area; (c) operates as a nonhazardous solid waste transfer station; (c) identifies, sorts, treats, packages, or labels wastes for the purposes of transport; (d) pumps septic tanks and cesspools; (e) rents or services portable toilets; (f) provides other septic waste management services; (g) collects, separates and/or recovers recyclable materials; and/or (h) prepares materials for efficient shipment by means such as baling, compacting, flattening, grinding, crushing, mechanical sorting or cleaning. It may include retail sales of recovered materials as an accessory use. This definition specifically excludes landfills, municipal wastewater treatment facilities and related essential services.								
Metal fabrication shop An establishment that produces, assembles or repairs metal products or parts including, but not limited to, the production of metal cabinets and enclosures, cans and shipping containers, doors and gates, duct work, forgings and stampings, machine parts, hardware and tools, plumbing fixtures and products, tanks and similar products. These establishments may include blacksmith, welding, plating, stripping, coating, sheet metal, machine and/or boiler shops.	X	X	X	P	X	X	X	X
Contractor's yard or unenclosed storage An establishment that: (a) provides storage for vehicles, machinery, equipment and materials used by a contractor in the construction-related trades, which may include a shop for maintaining or repairing the contractor's vehicles, machinery or equipment or the contractor's business office; or (b) leases outdoor storage space for vehicles, boats or similar large goods to commercial customers or the general public. This definition specifically excludes junkyards. See Section *	X	X	X	C	X	C	C	X
Slaughterhouse An establishment where livestock is slaughtered and prepared for wholesale or retail distribution. It may have facilities for confining animals and for packaging, processing and storage of meat and associated waste products. It may include a retail shop as an accessory use that primarily sells meat and related products processed or produced on the premises.	X	X	X	C	X	C ¹	X	X
ART, ENTERTAINMENT AND RECREATION USES								
Theater An establishment that presents live entertainment by actors, singers, dancers, musicians or other performing artists, or that shows movies or other recorded entertainment to an audience	P	P	P	P	X	X	X	X
Artist gallery or studio (up to 3,000 sf >3,000 sf) An establishment used to produce, display and/or sell works of art.	P C	P C	P X	P P	C X	C X	X X	X X
Museum An establishment that preserves and exhibits objects, sites and natural wonders of historical, cultural or educational value.	P	P	P	P	X	C	C	C
Indoor recreation (up to 3,000 sf >3,000 sf) An establishment that offers physical fitness, sports, games and other leisure-time activities primarily from within an enclosed structure. This definition specifically excludes any use defined in this section.	P C	P C	P X	P P	X X	C X	X X	X X
Commercial outdoor recreation (passive active) A commercial establishment that offers physical fitness, sports, games and other leisure-time activities primarily outside an enclosed building.	X X	X X	X X	P C	X X	C X	C C	C C
Public outdoor recreation or park A non-commercial establishment that offers sports, games and other leisure-time activities to the general public primarily outside an enclosed structure, or land that is maintained in a primarily unimproved natural state for passive recreation and/or conservation purposes.	P	P	P	P	P	P	P	P
Golf course or country club An establishment laid out with at least nine holes for playing the game of golf and improved with trees, greens, fairways and hazards. It may include a clubhouse that offers food and beverages to members and guests, restrooms, driving range and shelters. It may provide additional recreational activities and/or retail sales of golf-related merchandise as an accessory use.	X	X	X	X	X	P	P	X
Campground or resort An establishment: (a) designed to accommodate campers and their equipment including tents, tent trailers, and recreational vehicles, (b) that provides overnight recreation camping or outdoor adventure retreats; or (c) designed and operated as a recreation destination. It may provide short-term accommodations for transient guests, and facilities and services such as camping units, cabins, sanitary facilities, food services, recreational facilities, and organized recreational or educational activities.	X	X	X	X	X	C	C	C
Equestrian facility A commercial establishment used to house, train, care for, and/or ride horses.	X	X	X	X	C	P	P	C
CIVIC AND COMMUNITY USES								
Government facility A state- or town-owned or operated establishment that serves a public function and provides governmental services. See Section *	P	P	P	P	X	P	X	X
Educational institution A state-certified public or private establishment that provides educational services. See Section *	P	P	P	P	X	P	X	X

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Notes

1 – See zoning district standards for this use.

Specialty school (indoor and up to 6,000 sf outdoor or >6,000 sf)	P X	P X	P X	P P	X X	C C	C C	C C
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A commercial establishment that offers instruction, classes or training on a specific topic such as cooking, arts, crafts, dance, music, sport or fitness.								
Clinic or outpatient care services An establishment from which one or more licensed practitioners provide healthcare services to people primarily as outpatients. See Section *	P	P	C	P	X	C ¹	X	X
Child day care An establishment that cares primarily for infants and preschool-age children, as well as older children when school is not in session.	P	P	P	P	C	C	X	X
Religious institution An establishment that serves as a place of worship or congregation for a religious purpose. It may offer educational services, charitable services or other uses associated with religious exercise as an accessory use. See Section *	P	P	P	P	C	P	X	X
Funeral services An establishment that prepares deceased people for burial or cremation, cremates the remains of deceased people, and/or holds funeral services.	C	P	P	P	C	P	X	X
Cemetery A site designed to inter or otherwise store the remains of deceased people.	X	X	P	P	P	P	P	X
Social club A private establishment that is the premises of a nonprofit organization that meets periodically to promote some social, service, educational, athletic or recreational objectives and that caters exclusively to members and their guests.	P	P	C	P	C	C	C	C
NATURAL RESOURCE BASED USES								
Farming or forestry An establishment that grows crops, raises animals, harvests timber, or harvests plants or animals from their natural habitats. See Section *	P	P	P	P	P	P	P	P
Firewood processing An establishment that produces firewood for wholesale or retail sale from logs that are primarily harvested off-site and delivered to the premises. This definition specifically excludes wood products manufacturing and forestry.	X	X	X	P	X	C	C	C
Extraction and quarrying An establishment that dredges, quarries, mines, or develops mine sites for crushed and broken stones, limestone, sand, gravel, clay, topsoil, or other stones and nonmetallic minerals. It may include on-site processing such as crushing, grinding, washing or screening. See Section *	X	X	X	C	X	X	C	C
On-farm business (Level 1 Level 2) An establishment that engages in agri-tourism, agri-education, direct marketing of locally-produced farm or forest products, or that adds value to locally-produced farm or forest products. See Section * and *.	P X	P C	P C	P P	P C	P C	P C	P C

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Notes

1 – See zoning district standards for this use.

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2110 DIMENSIONAL TABLE

	V10	V5	V3	GB	R2	R3	R6	R18
LOTS								
Minimum lot size (for residential lots for non-residential lots) Inclusive of all land within the property boundaries, but excluding any land within a road right-of-way.	4,000 sf	8,000 sf	12,000 sf	1 acre	20,000 sf	3 acres	3 acres 6 acres	3 acres 18 acres
Minimum lot frontage (for residential lots for non-residential lots) On a maintained public or private road, excluding any frontage on Class 4 roads or unimproved rights-of-way. See Subsection 2005.E.	30 ft	45 ft	60 ft	150 ft	120 ft	150 ft	150 ft 300 ft	150 ft 450 ft
Maximum lot coverage (for first 3 acres for all lot area in excess of 3 acres) Total amount of impervious surface as a percentage of total lot area.	90%	80%	70%	60%	50% 5%	30% 5%	20% 5%	5%
SETBACKS								
Minimum front setback See Subsection 2005.F.	0 ft	8 ft	12 ft	20 ft	20 ft	40 ft	40 ft	40 ft
Maximum front setback See Subsection 2005.F.	16 ft	20 ft	n/a	n/a	n/a	n/a	n/a	n/a
Minimum side setback (from property within the same district from property in another district) See Subsection 2005.F.	0 ft	8 ft	8 ft	12 ft 40 ft	16 ft	20 ft	20 ft	20 ft
Minimum rear setback (from property within the same district from property in another district) See Subsection 2005.F.	8 ft	8 ft	12 ft	12 ft 40 ft	16 ft	20 ft	20 ft	20 ft
BUILDINGS								
Maximum principal building footprint ¹ Applies only to buildings on lots fronting on Routes 103 or 11.	6,000 sf	6,000 sf	4,500 sf	6,000 sf	6,000 ¹ sf	6,000 sf	6,000 sf	4,500 sf
Minimum principal building height See Subsection 2005.G.	24 ft	24 ft	n/a	n/a	n/a	n/a	n/a	n/a
Maximum structure height See Subsection 2005.G.	48 ft	36 ft	36 ft	36 ft	36 ft	36 ft	28 ft	24 ft
DENSITY								
Maximum density Measured as number of dwelling units or other principal uses per amount of total lot area, except that accessory dwellings in accordance with Section * will not be included.	1 per 4,000 sf	1 per 8,000 sf	1 per 12,000 sf	1 per 1 acre	1 per 20,000 sf	1 per 2 acres	1 per 6 acres	1 per 18 acres

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2111 SUPPLEMENTAL STANDARDS TABLE

	V10	V5	V3	GB	R2	R3	R6	R18
General Standards								
Drive-through service is prohibited.	✓		✓		✓		✓	✓
Corporate or franchise architecture is prohibited.	✓	✓	✓	✓	✓	✓	✓	✓
New buildings and additions must be compatible with the architectural form, scale, massing and materials of traditional buildings found in the district.	✓	✓	✓	✓	✓	✓	✓	✓
New Buildings								
The applicant must site and design new buildings:								
To incorporate vernacular New England architectural forms and materials typical of Chester's historic buildings (for village areas refer to <i>The Center of Chester</i>). Designs that reference the form and materials of traditional village commercial buildings, residential buildings, barns or agricultural outbuildings (as appropriate to the subject location) are strongly encouraged. Designs that use high-quality natural materials such as stone, wood clapboards, board and batten, barn board or composite materials that are visually indistinguishable from traditional materials for exterior cladding are strongly encouraged.	✓	✓	✓	✓	✓	✓	✓	✓
To fit new buildings into the surrounding built environment in a manner that maintains the settlement pattern and scale of the neighborhood.	✓	✓	✓	✓	✓			
To fit new buildings into the surrounding natural environment in a manner that maintains scenic views and incorporates elements such as open meadows, tree lines, landmark trees, or hedgerows.						✓	✓	✓
To have sloped roofs with a pitch of not less than 6:12 (this will not apply to secondary roofs over dormers, sheds, porches, etc.).			✓	✓	✓	✓		
To break up the mass of the facade into sections that are not more than 40 feet wide by using ells, bays, projections or recesses with not less than a 4-foot change in the wall plane.	✓	✓	✓	✓	✓	✓		
So that any vehicular service bay doors will be located to the side or rear of the building if the building is located less than 120 feet from the front property line.				✓		✓		
So that drive-through service windows, fuel station pumps and similar auto-oriented features will be located to the side or rear of the building.				✓		✓		
So that accessory structures, including but not limited to fuel station canopies, will be similar in architectural form and materials to the principal building.		✓	✓	✓		✓		
New or Modified Building Facades								
In districts where required, the applicant must incorporate <u>all</u> of items 1-3 and at least <u>four</u> of items 4-14 into new or modified building facades:								
1. A principal entrance that faces the road and with a walkway connection to the sidewalk (where existing or planned)	✓	✓	✓	✓	✓	✓		
2. A regular fenestration pattern	✓	✓	✓	✓	✓	✓		
3. No length of solid or blank walls between openings for windows or doors that exceeds 20 feet.	✓	✓	✓	✓	✓	✓		
4. A functional second story with a floor area that is not less than 40% of the floor area of the ground floor	✓	✓	✓	✓	✓	✓		
5. A storefront design with clear glass windows offering views into the building interior composing a minimum of 60% of the ground-level wall area up to 10 feet above finished grade	✓	✓	✓	✓	✓	✓		
6. An open porch, arcade or gallery at least 6 feet deep that extends along no less than 40% of the façade	✓	✓	✓	✓	✓	✓		
7. Permanent awnings (vinyl or plastic awnings are prohibited), overhangs or trellises over the ground floor windows	✓	✓	✓	✓	✓	✓		
8. One or more dormers or cupolas, which must be proportional in size to the building, relate to the size and placement of the windows below and break up the mass of a large roof expanse.	✓	✓	✓	✓	✓	✓		
9. A cross gable or ell, which must not be less than 24 feet wide or 30% of the façade, whichever is less, and which must project from or be recessed behind the wall plane at least 4 feet.	✓	✓	✓	✓	✓	✓		
10. Wood-clad exterior with corner board trim	✓	✓	✓	✓	✓	✓		
11. Stone construction	✓	✓	✓	✓	✓	✓		
12. Shutters that are appropriately sized and hung so as to appear functional (able to be closed and cover the window opening)	✓	✓	✓	✓	✓	✓		
13. Vertical windows (taller than they are wide), which may be combined to fill a horizontal opening	✓	✓	✓	✓	✓	✓		
14. One or more bay windows	✓	✓	✓	✓	✓	✓		