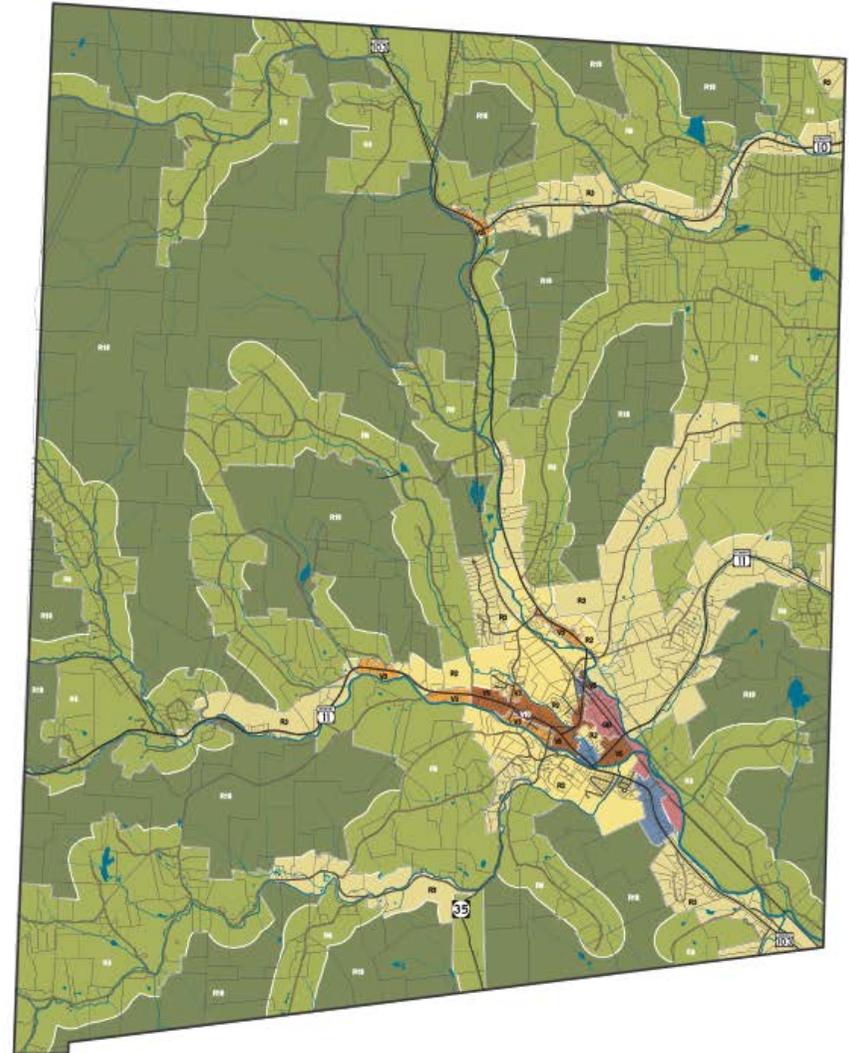


CHESTER DRAFT ZONING

Rural Areas

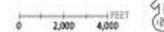


TOWN OF CHESTER
Draft Zoning Map
v.04 - 3 May 2019



PROPOSED DISTRICTS

Village 10 (V10)	General Business (GB)	Rural 3 (R3)
Village 5 (V5)	Residential (R2)	Rural 6 (R6)
Village 3 (V3)		Rural 18 (R18)



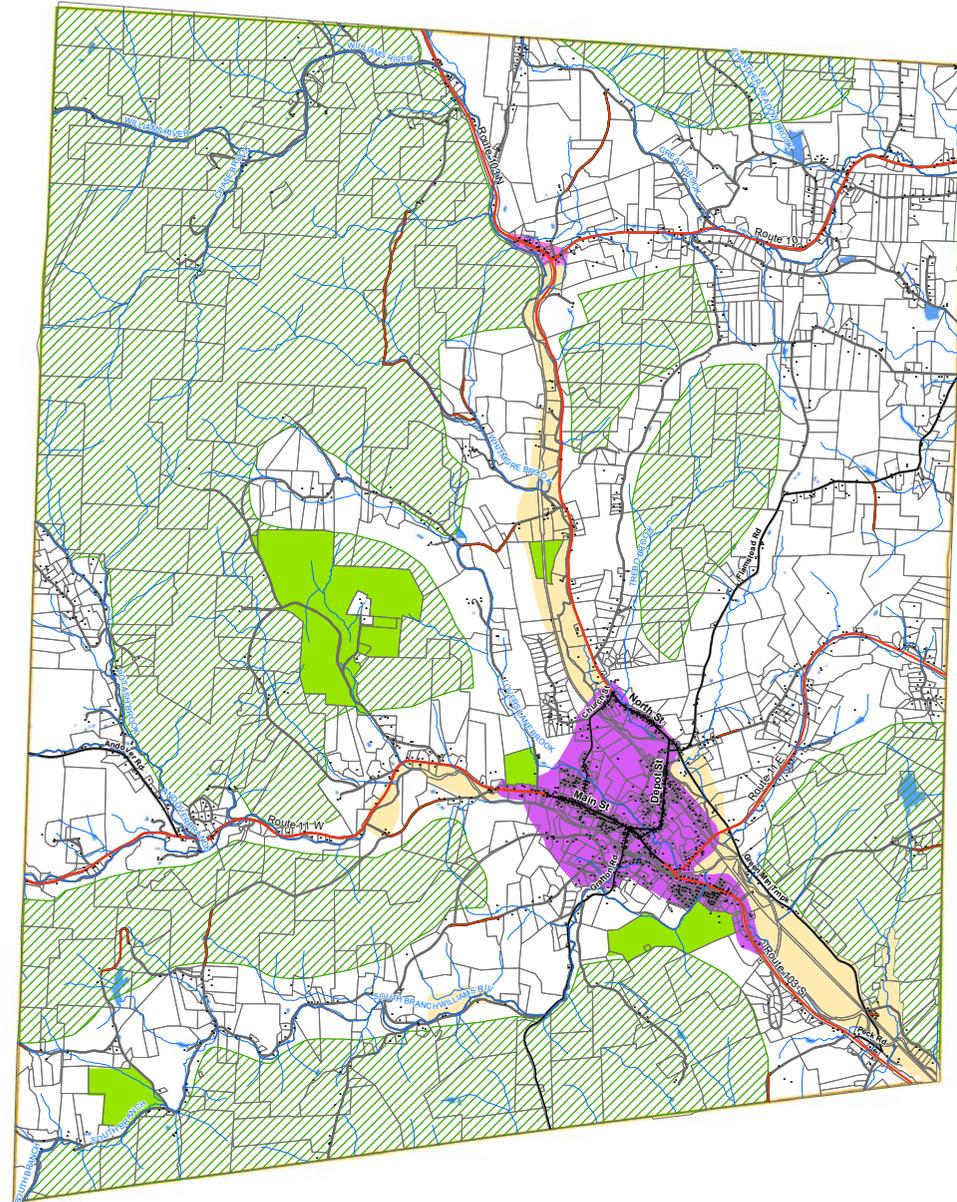
WHAT IS HAPPENING

- ▶ Comprehensive revision of the Unified Development Bylaws (UDBs)
- ▶ Reviewed adopted UDBs to assess whether they were effectively implementing the town plan
- ▶ Identified existing provisions that have not been working well
- ▶ Noted changes that needed to be made due to changes in state and federal law
- ▶ Have a first draft ready for public review and comment

PLANNING CONTEXT

- ▶ The UDBs must implement Chester's Town Plan
- ▶ The UDBs must comply with state statutes

Town of Chester
 Future Land Use - 2009
 Effective Date: July 21, 2010



Note: Use of public lands may be restricted

0 0.5 1 Miles

VT State Plane
 Meters, NAD 83
 For planning purposes only
 Not for regulatory interpretation

 For info & data - www.vcgi.org

SWCRPC
 P.O. Box 320
 Ascotney, VT 05630
 802-474-9201
 www.swcrpc.org

 SOUTHERN WINDSOR COUNTY
 REGIONAL PLANNING COMMISSION

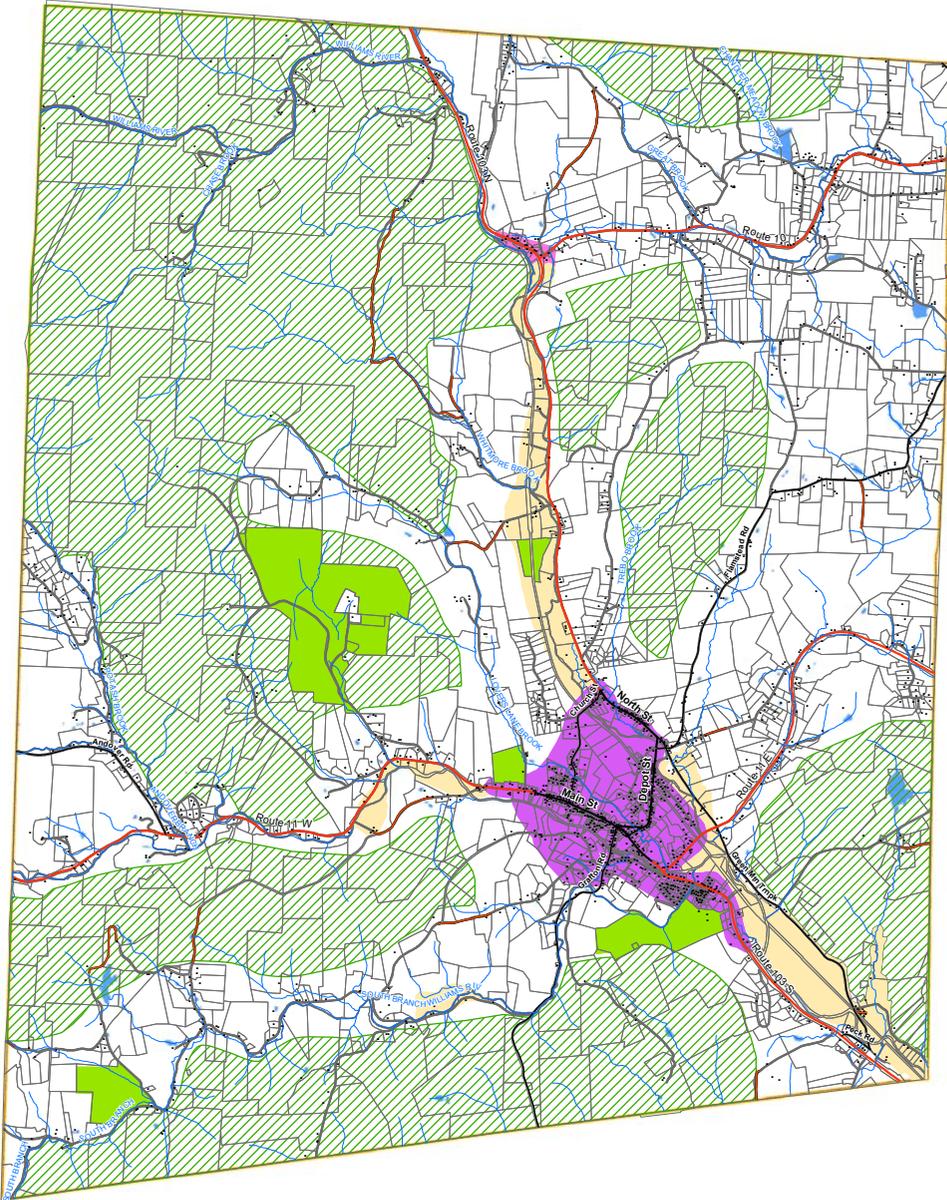


-  Stream
-  Class 1 TH
-  Class 2 TH
-  Class 3 TH
-  Class 4 TH
-  VT State Highway
-  Parcel
-  Rural
-  Forest/Recreational/Low-Density
-  Hamlet
-  Public Lands
-  Scenic Farmlands
-  Village/Mixed-Use
-  Pond
-  Town Boundary
-  Building

Town of Chester

Future Land Use - 2009

Effective Date: July 21, 2010



Note: Use of public lands may be restricted

0 0.5 1 Miles

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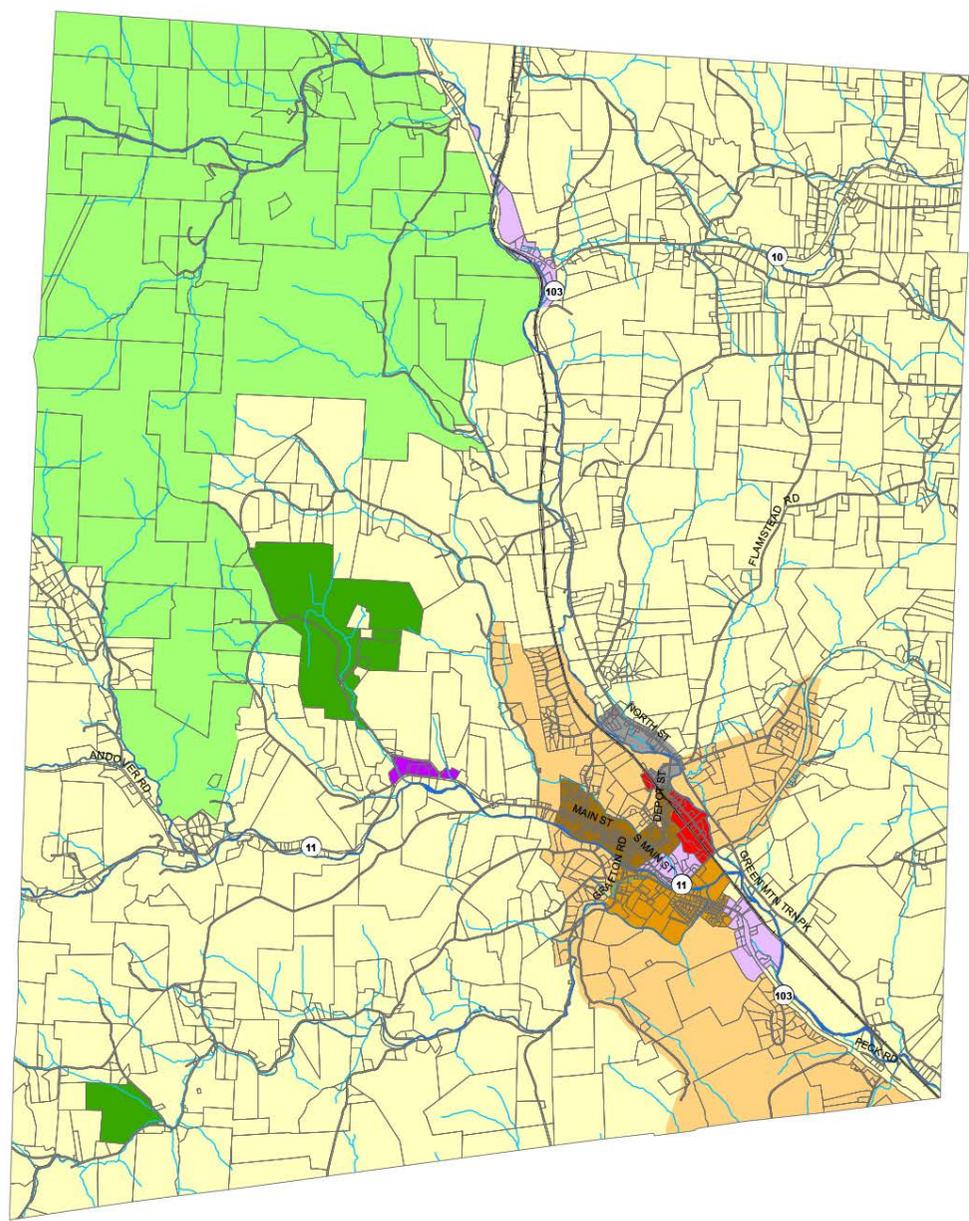
SOUTHERN WINDSOR COUNTY REGIONAL PLANNING COMMISSION

- Stream
- Parcel
- Rural
- Public Lands
- Class 1 TH
- Forest/Recreational/Low-Density
- Scenic Farmlands
- Class 2 TH
- Hamlet
- Class 3 TH
- Village/Mixed-Use
- Pond
- Town Boundary
- Class 4 TH
- VT State Highway
- Building

Town of Chester

Zoning Districts

Effective Date: April 5, 2017



- Zoning**
- Stone Village
- Village Center
- Residential (20,000 sq ft)
- Residential (40,000 sq ft)
- Residential (3 acres)
- Residential Commercial
- Adaptive (3 acres)
- Commercial Industrial
- Conservation Residential
- Forest
- 2010 Parcel
- Water (in 2010 Parcels)
- River/Stream
- Railroad

0 0.75 1.5 Miles

Data sources: Zoning (RPC 2017), Parcels (2010), Road names (VTrans/VCGI 2011), Railroad (VTrans/VCGI 2003), Streams (VHD/VCGI 2008)

VT State Plane, Meters, NAD 83

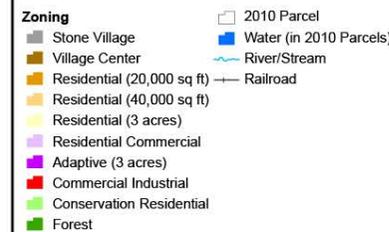
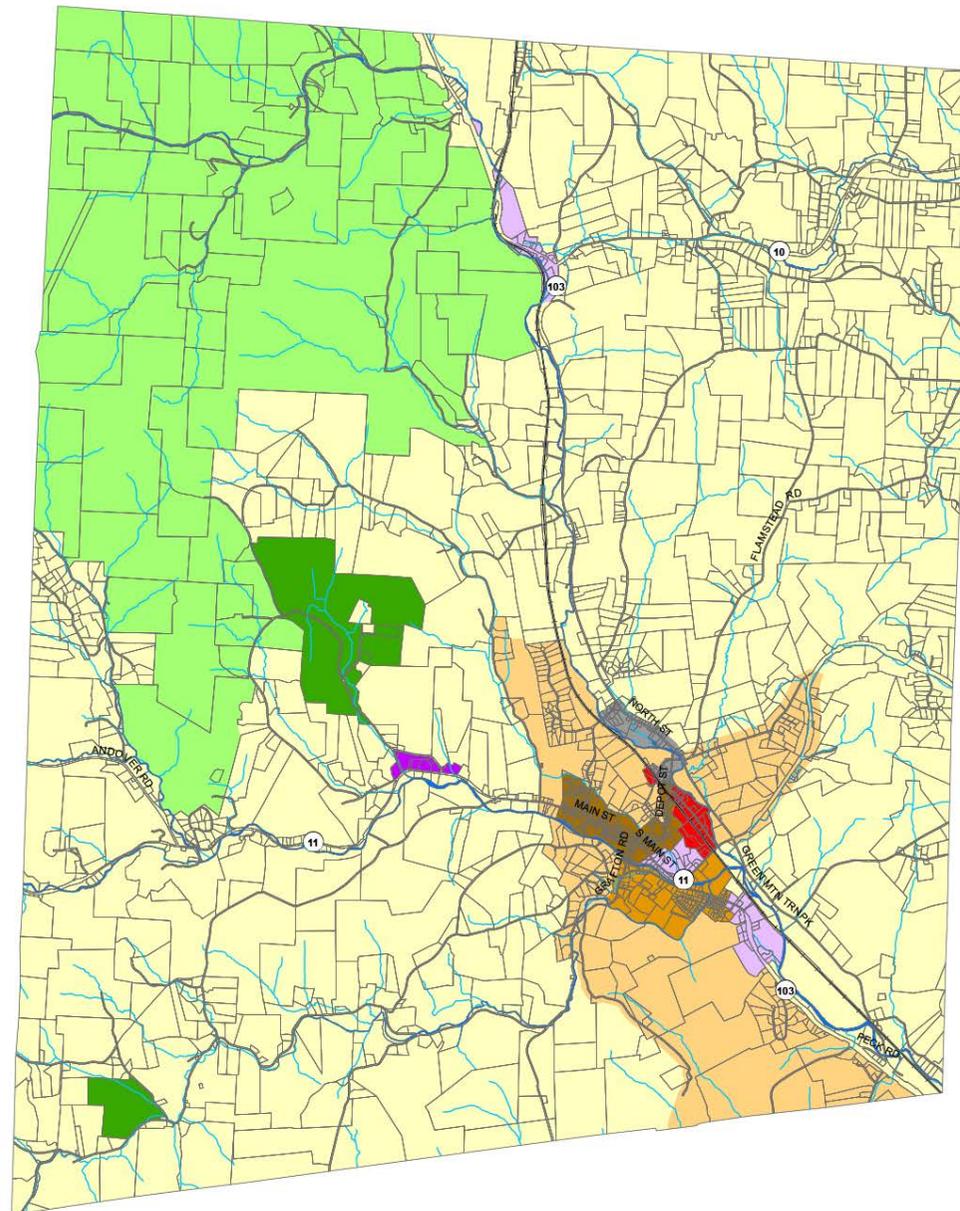
For planning purposes only,
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Map drawn: April 4, 2017

SOUTHERN WINDSOR COUNTY REGIONAL PLANNING COMMISSION
P.O. Box 320, Ascutney, VT 05030
802-674-9201 www.swcrpc.org

ADOPTED BYLAW

- ▶ 3 rural districts + forest district (public land only)
- ▶ 1, 3 & 5 acre zones
- ▶ Residential 40,000 (1 acre) just outside the village
- ▶ Conservation Residential (5 acre) in northwest corner of town
- ▶ Most land is Residential 120,000 (3 acres)



Data sources: Zoning (RPC 2017), Parcels (2010), Road names (VTrans/VCGI 2011), Railroad (VTrans/VCGI 2003), Streams (VHD/VCGI 2008)

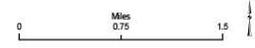
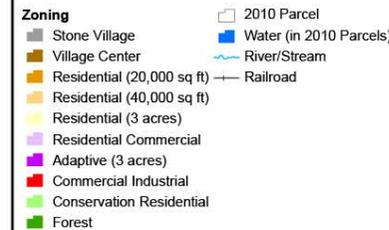
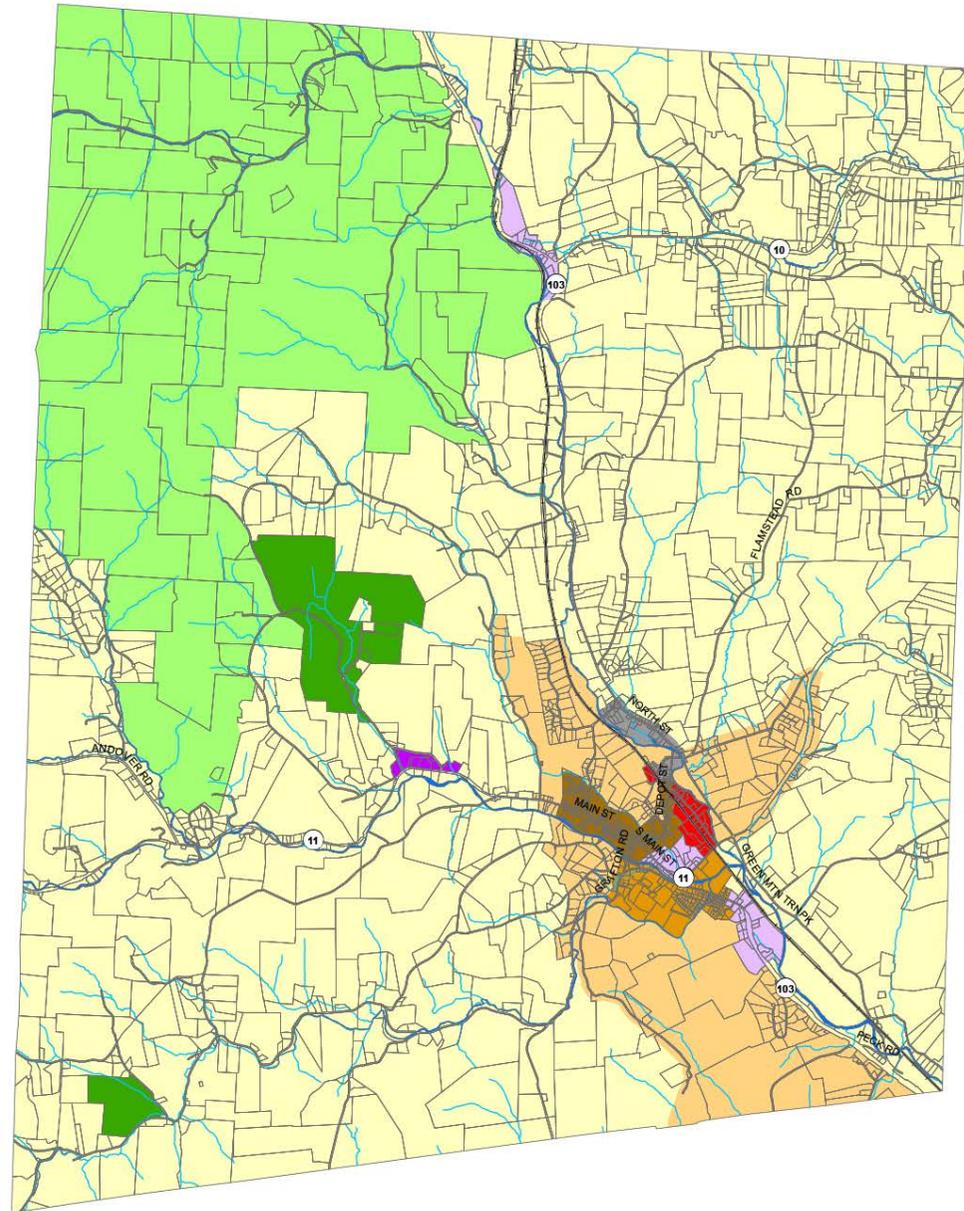
VT State Plane, Meters, NAD 83

For planning purposes only.
Not for regulatory interpretation.

Map drawn: April 4, 2017

ADOPTED BYLAW

- ▶ 24,000 acres (67% of town) is zoned Residential 120,000 (3 acre district)
- ▶ Currently the Residential 120,000 is developed at a density of 1 unit per 25 acres
- ▶ An overall density of not less than 1 house per 10 acres is recommended to maintain rural character



Data sources: Zoning (RPC 2017), Parcels (2010), Road names (VTrans/VCGI 2011), Railroad (VTrans/VCGI 2003), Streams (VHD/VCGI 2008)

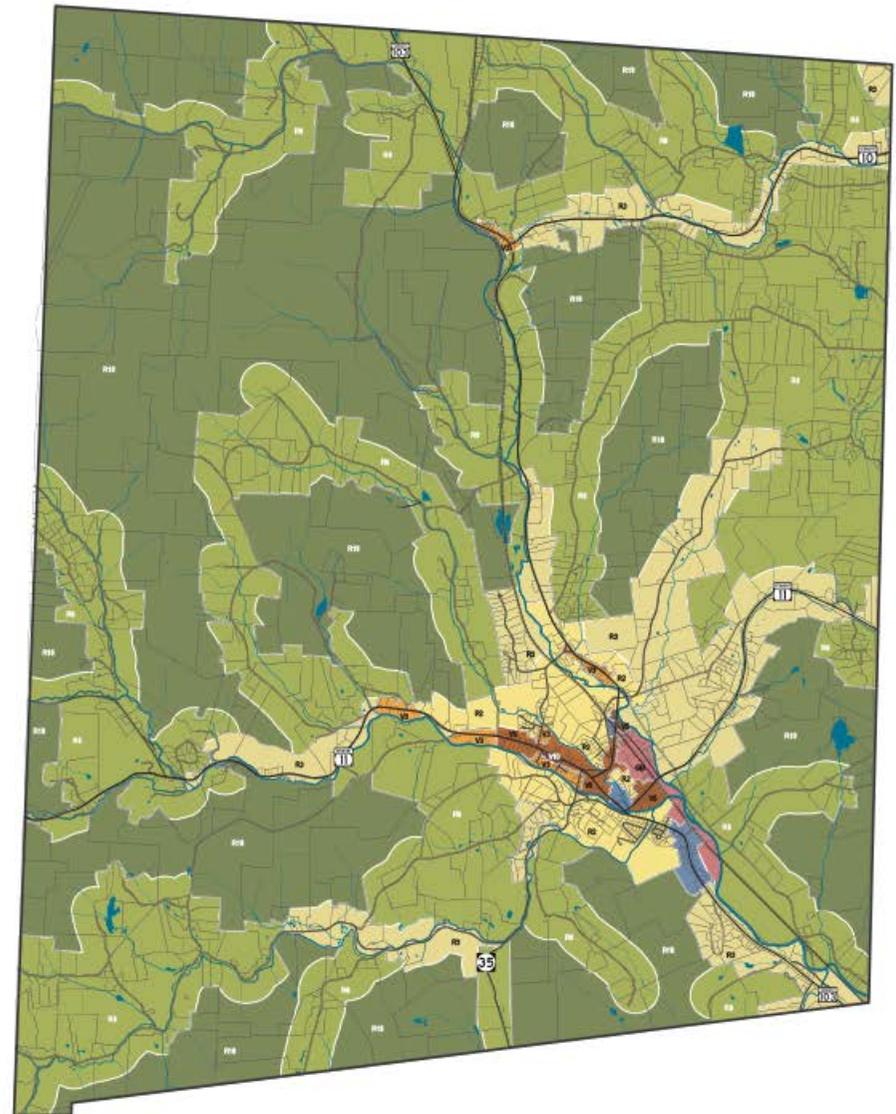
VT State Plane, Meters, NAD 83

For planning purposes only.
Not for regulatory interpretation.

Map drawn: April 4, 2017

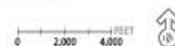
DRAFT REGULATIONS

- ▶ 3 rural zoning districts
- ▶ 3, 6 & 18 acre zones
- ▶ Rural 3 outside village and along major roads
- ▶ Rural 18 includes public & conserved lands, lands with development constraints, and land more than 1,000 feet from a maintained road
- ▶ Remainder of land in Rural 6



PROPOSED DISTRICTS

Village 10 (V10)	General Business (GB)	Rural 3 (R3)
Village 5 (V5)	Residential (R2)	Rural 6 (R6)
Village 3 (V3)		Rural 18 (R18)



PURPOSE OF TONIGHT'S MEETING

- ▶ Introduce proposed rural zoning approaches & districts
- ▶ Compare the proposed zoning districts to adopted districts
- ▶ Answer questions and take comments on the options presented



FORMAT OF TONIGHT'S MEETING

- ▶ Walk through a series of slides for a district
- ▶ Stop and take questions/comments

DENSITY-BASED

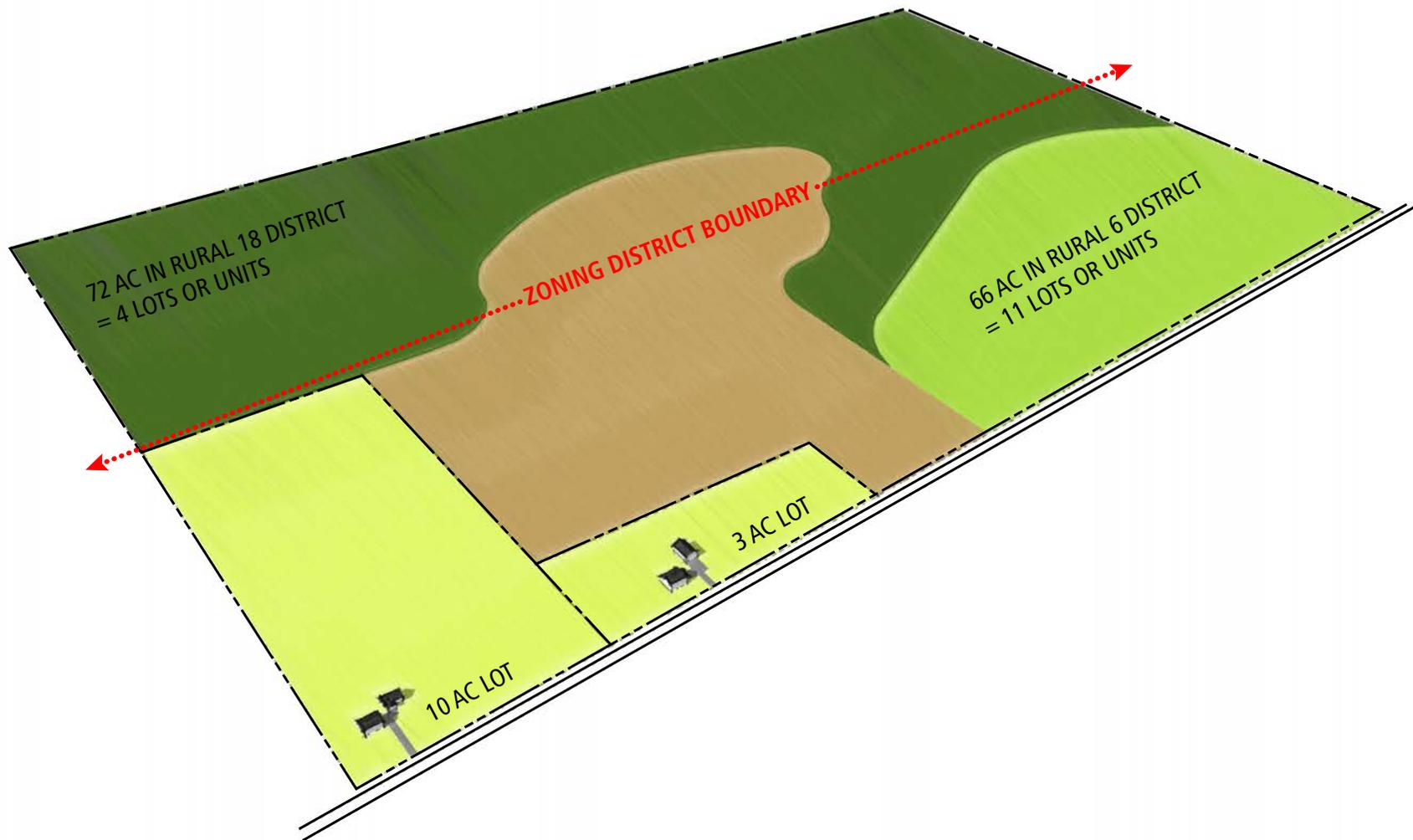
- ▶ Goal is to minimize fragmentation and conversion of rural land to house lots while maintaining a low overall density
- ▶ Large lots fragment into pieces too small for farming or forestry
- ▶ High densities suburbanize rural land
- ▶ Density based zoning allows for small lots and low densities
- ▶ Rural 6 and Rural 18 district allow for 3-acre house lots

- ▶ Maximum density allowed under current zoning is typically not feasible (septic capacity, natural constraints, market demand)
- ▶ Density-based zoning approach effectively maintains the status quo for many rural landowners

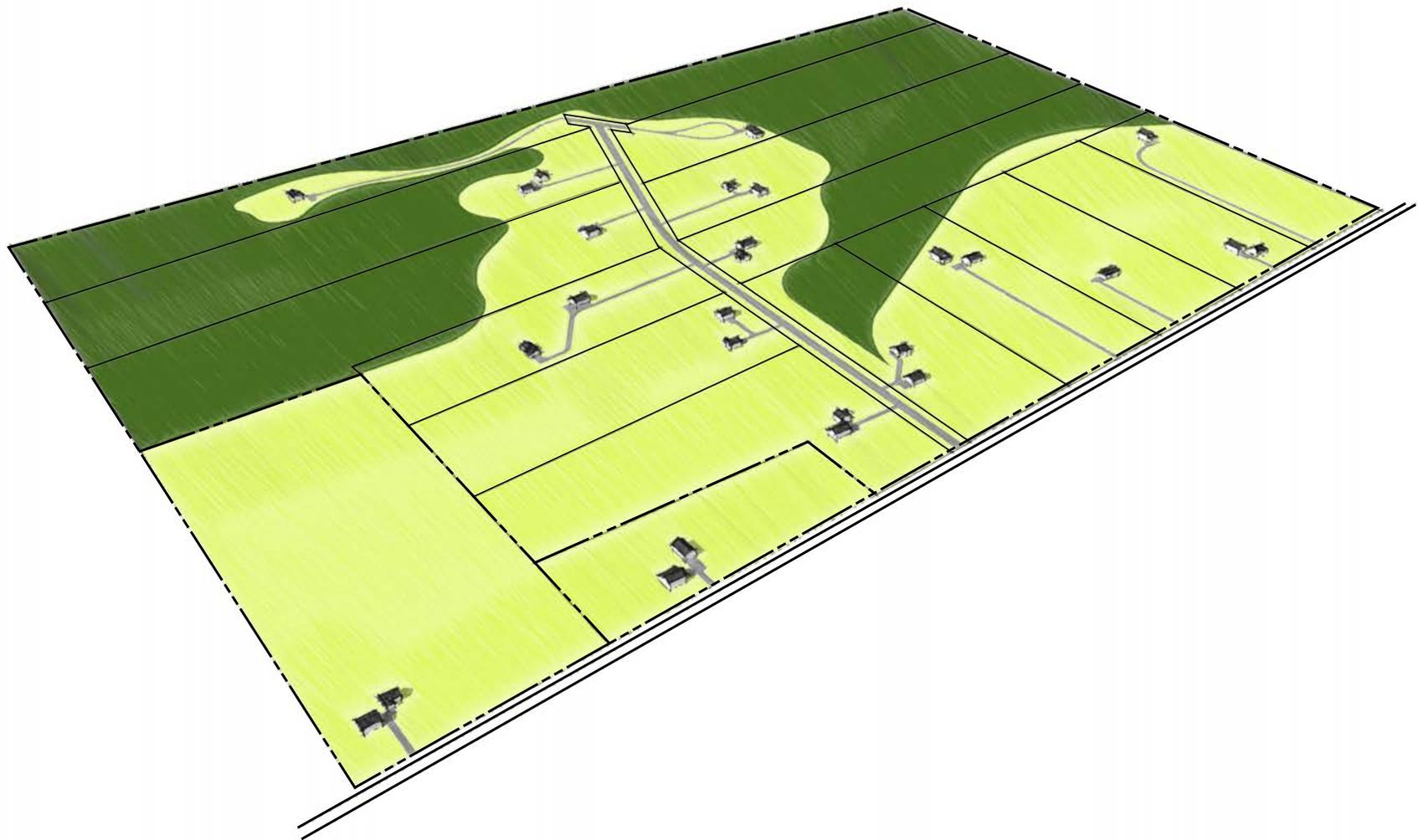
EXISTING CONDITION



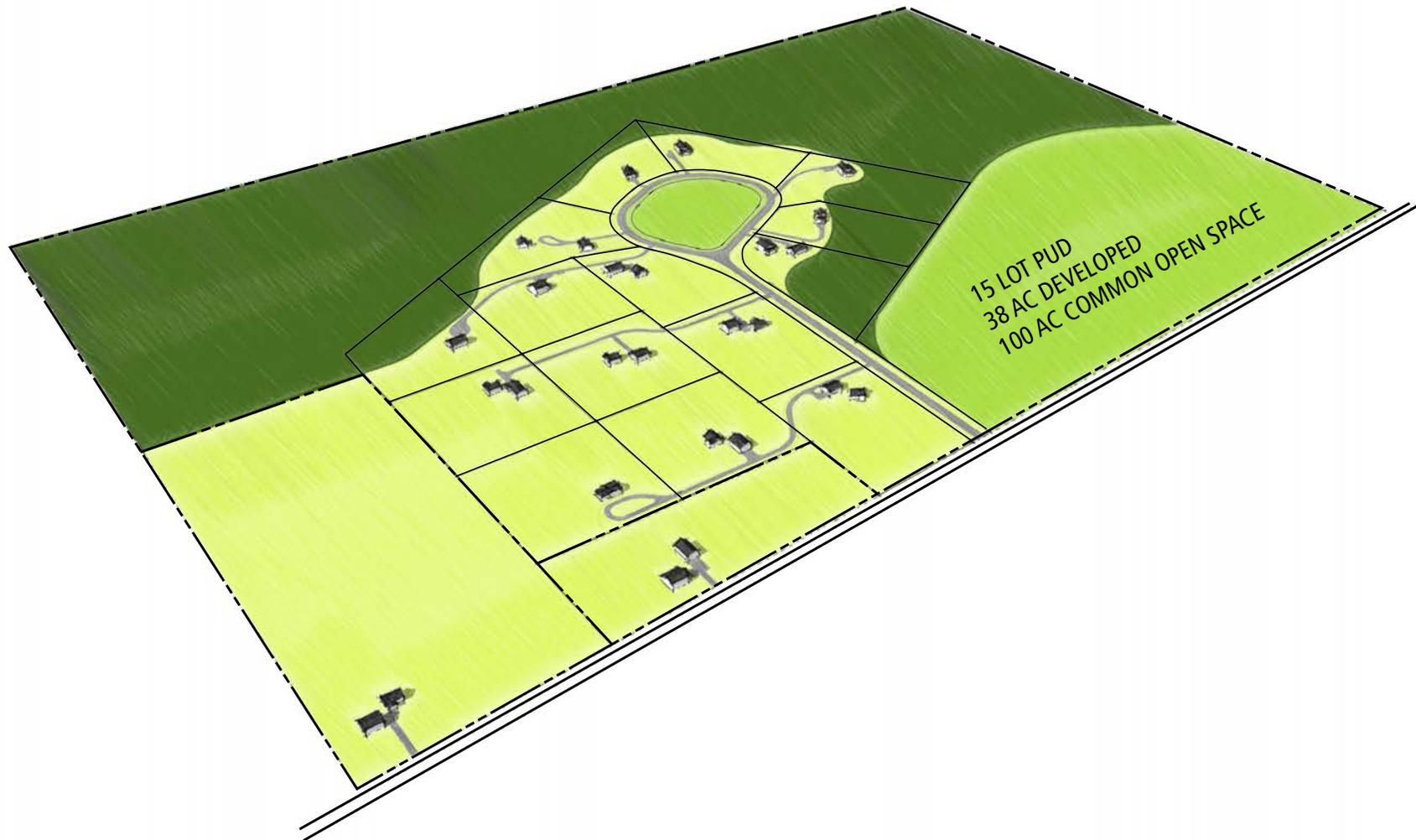
LOT YIELD



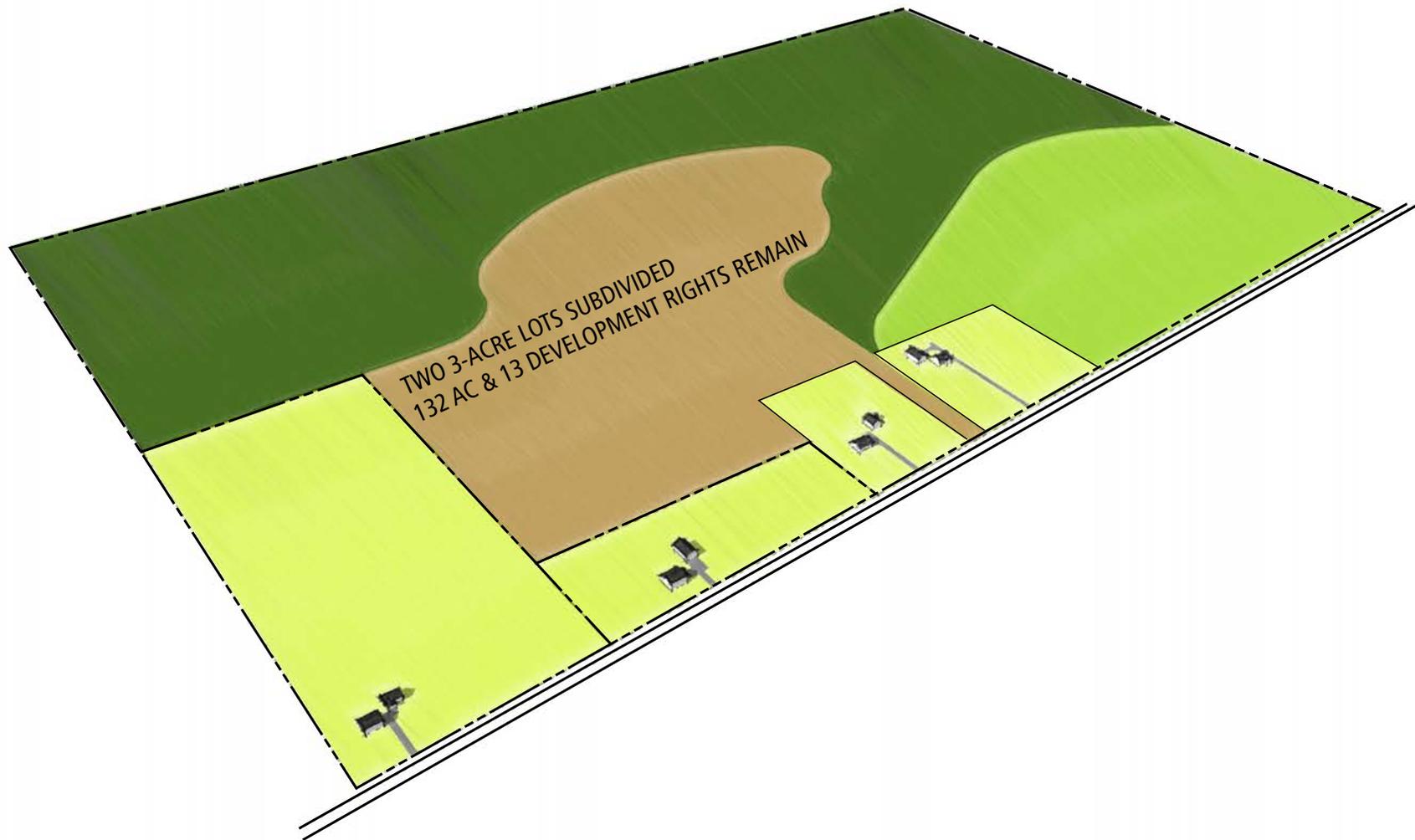
CONVENTIONAL SUBDIVISION



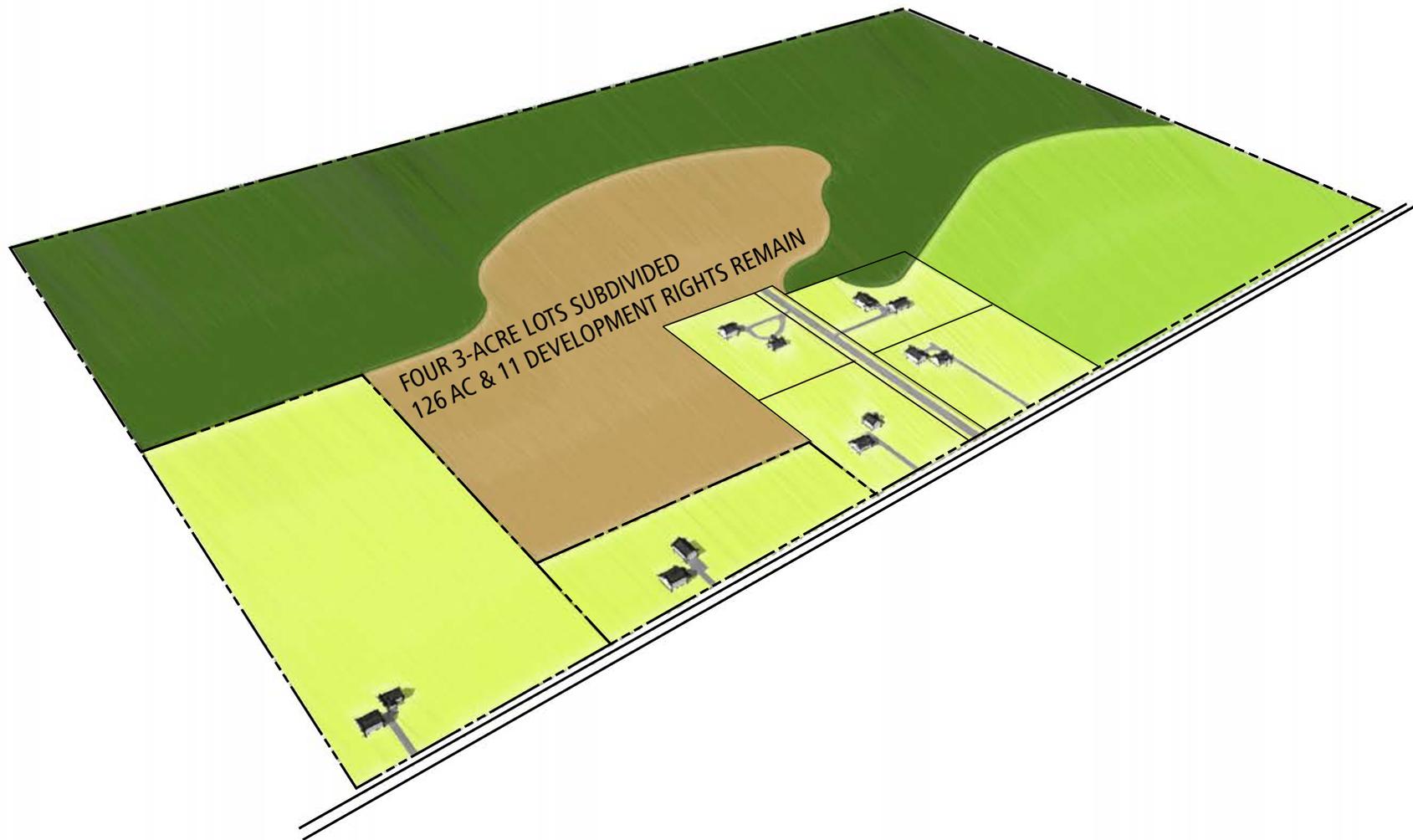
PLANNED UNIT DEVELOPMENT (PUD)



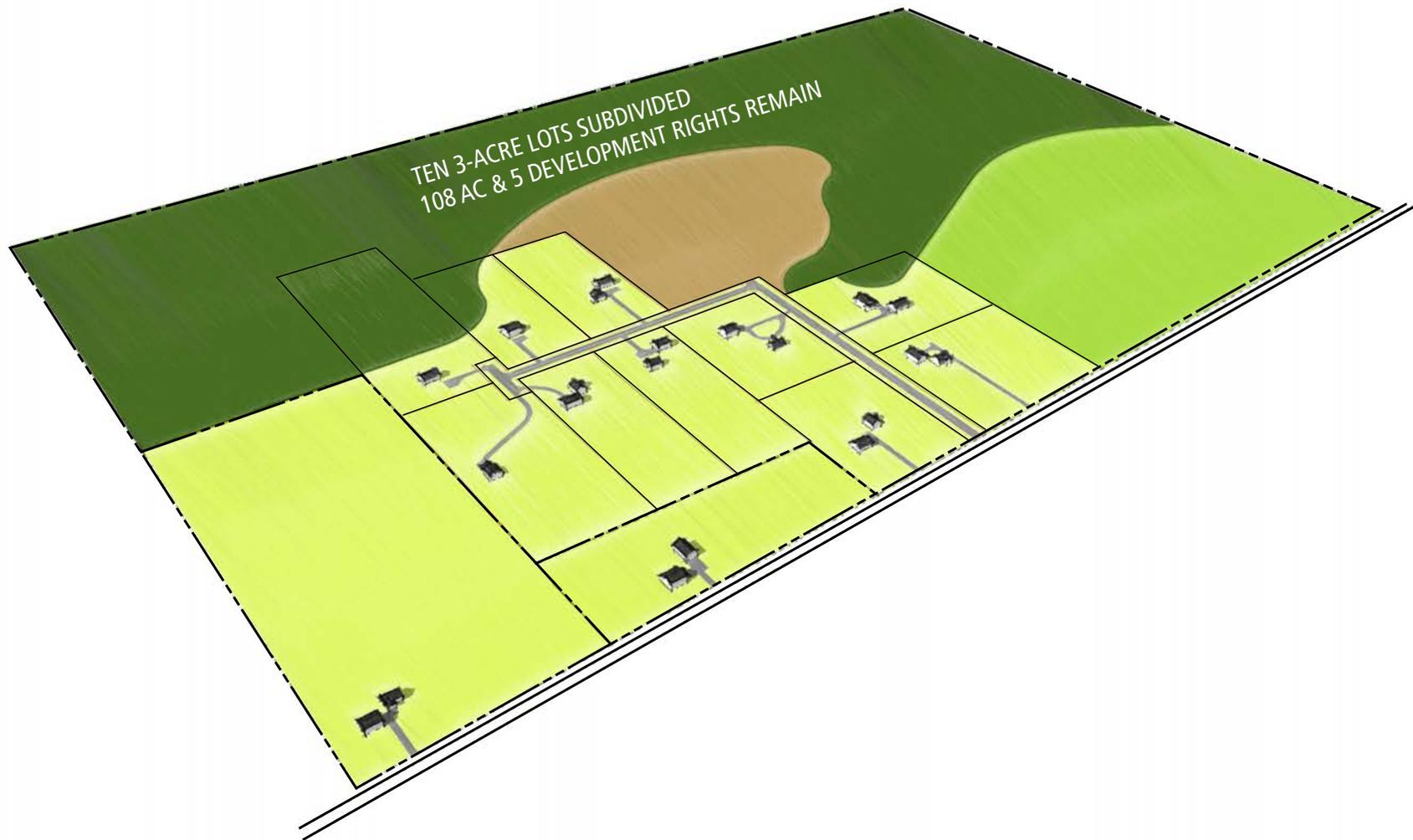
DENSITY-BASED INCREMENTAL SUBDIVISION



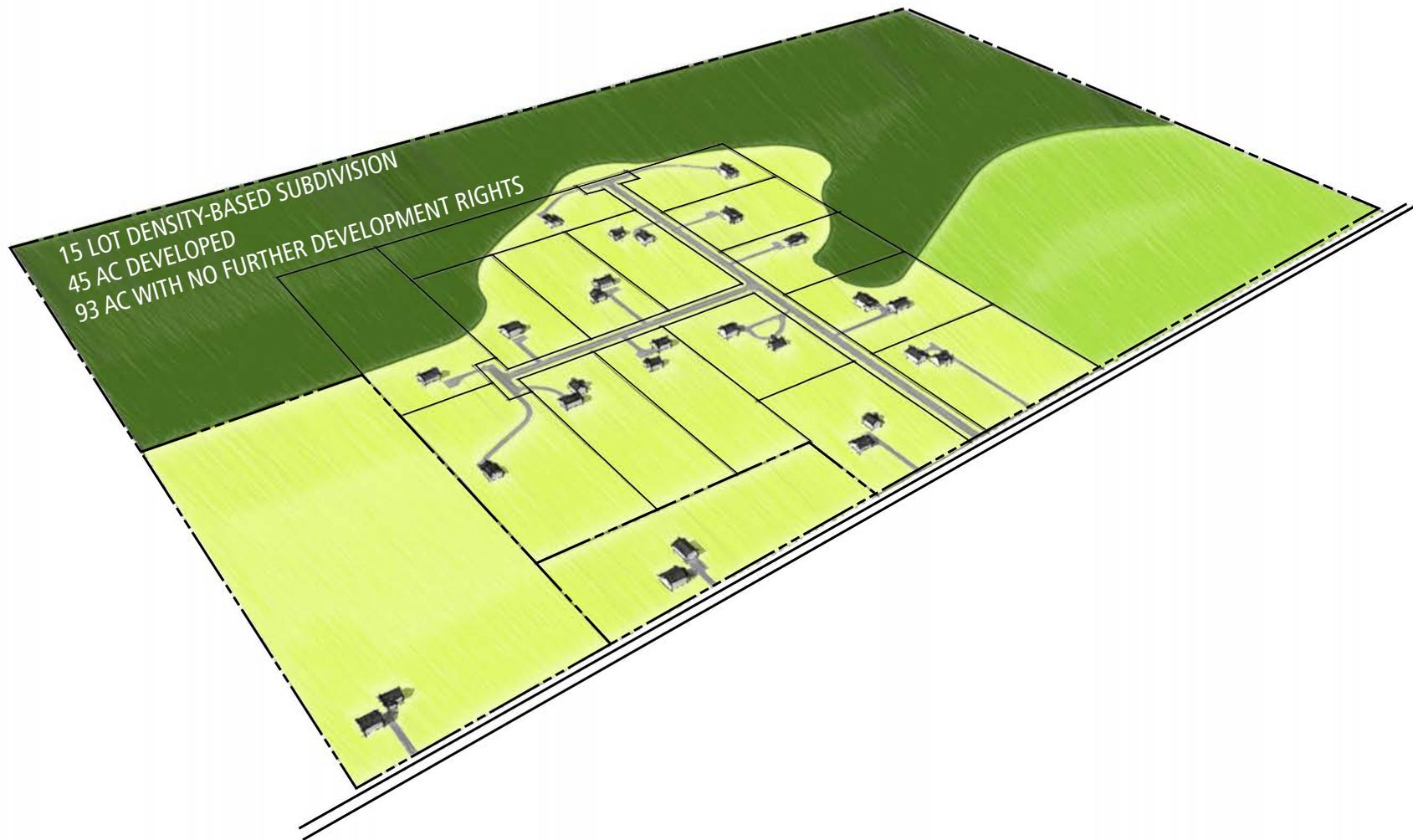
DENSITY-BASED INCREMENTAL SUBDIVISION



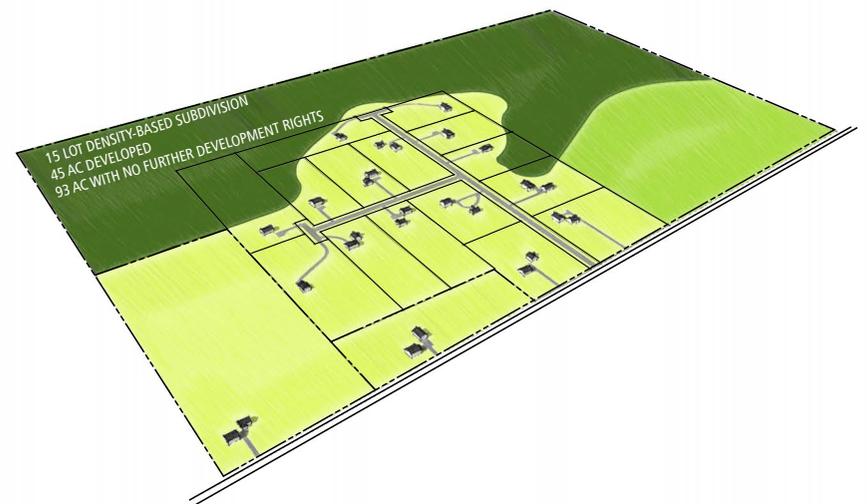
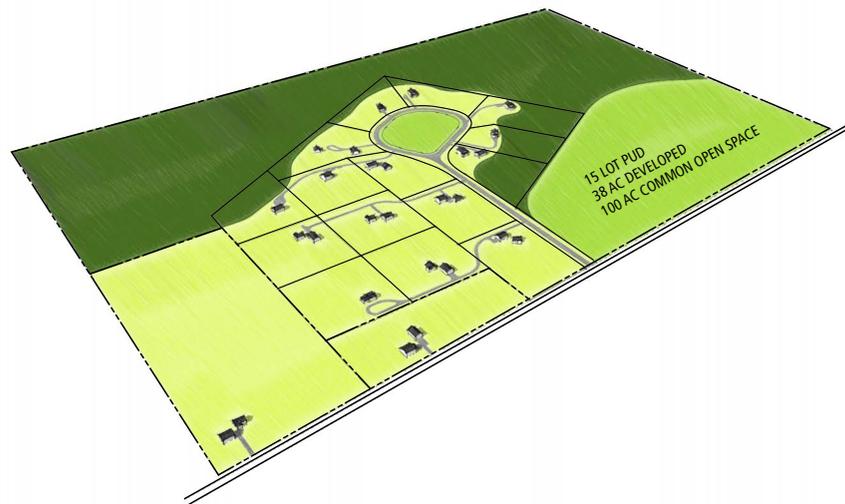
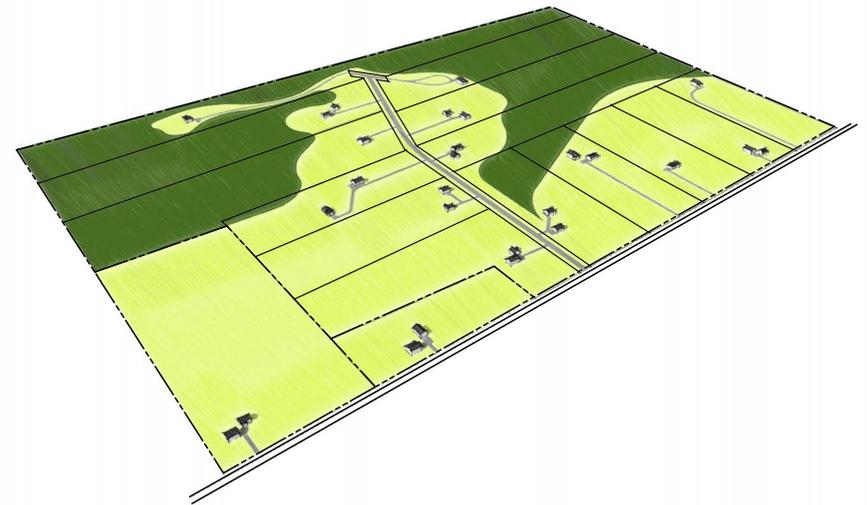
DENSITY-BASED INCREMENTAL SUBDIVISION



DENSITY-BASED INCREMENTAL SUBDIVISION



DENSITY-BASED ZONING QUESTIONS



RURAL 3

2,900 acres in district

Purpose

- Guide development to land in proximity to existing centers and major roads
- Protect rural character by siting and designing development to fit into the surrounding landscape
- Maintain the working lands and agricultural support businesses necessary to sustain a traditional resource-based rural economy
- Minimize the amount of land converted from agricultural or forestry use



RURAL 3

Proposed

Current RES 120

Min Lot Size	3 acres	3 acres
Min Lot Frontage	150 ft	200 ft
Max Lot Coverage	30%	10%
Min Front Setback	40 ft	50 ft
Min Side Setback	20 ft	50 ft
Min Rear Setback	20 ft	50 ft
Max Building Footprint	6,000 sf	n/a
Max Building Height	36 ft	35 ft
Max Density	1 per 3 acres	n/a

RURAL 3

Uses Added (compared to RES 120)

- Senior housing, assisted living or skilled nursing services
- Retail sales & repair services (small)
- Carwash, lumberyard
- Open market, rental & leasing
- Restaurant, mobile food service, event facility, catering/commercial kitchen, food or beverage manufacturing
- Wholesale trade
- Transportation services
- Media recording or broadcasting studio
- Composting services, slaughterhouse
- Gallery, museum
- Equestrian facility, specialty school
- Funeral services, cemetery
- Social club
- On-farm business

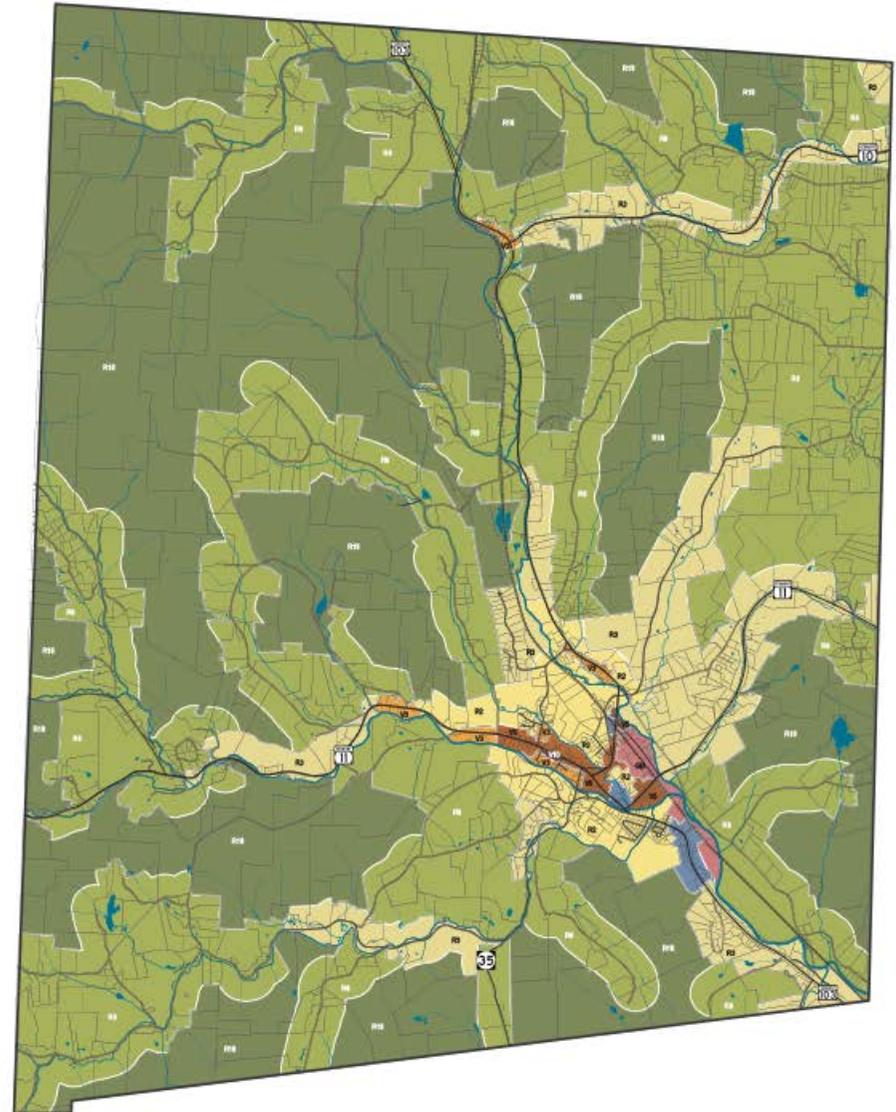
Uses Removed (compared to RES 120)

- Hotel or motel
- Extraction and quarrying

RURAL 3

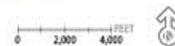
Questions & Comments

What do you think of the addition of more business uses in this district (beyond home businesses)?



PROPOSED DISTRICTS

- | | | |
|------------------|-----------------------|----------------|
| Village 10 (V10) | General Business (GB) | Rural 3 (R3) |
| Village 5 (V5) | Residential (R2) | Rural 6 (R6) |
| Village 3 (V3) | | Rural 16 (R16) |



RURAL 6

15,800 acres in district

Purpose

- Protect and preserve working lands and important natural resources
- Maintain an adequate base of working land to support a traditional resource-based rural economy
- Support the diversification and economic viability of farming and forestry
- Maintain an overall low density of residential use
- Maintain open space for recreational use



RURAL 6

Proposed Current RES 120

Min Lot Size	3 acres (residential) 6 acres (nonresidential)	3 acres
Min Lot Frontage	150 ft (residential) 300 ft (nonresidential)	200 ft
Max Lot Coverage	20% (3 acres) 5% (rest of parcel)	10%
Min Front Setback	40 ft	50 ft
Min Side Setback	20 ft	50 ft
Min Rear Setback	20 ft	50 ft
Max Building Footprint	6,000 sf	n/a
Max Building Height	28 ft	35 ft
Max Density	1 per 6 acres	n/a

RURAL 6

Uses Added (compared to RES 120)

- Camp
- Lumberyard
- Event facility
- Catering/commercial kitchen, food and beverage manufacturing
- Media recording or broadcasting studio
- Composting services
- Museum
- Equestrian facility
- Speciality school
- Cemetery
- Social club
- On-farm business

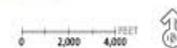
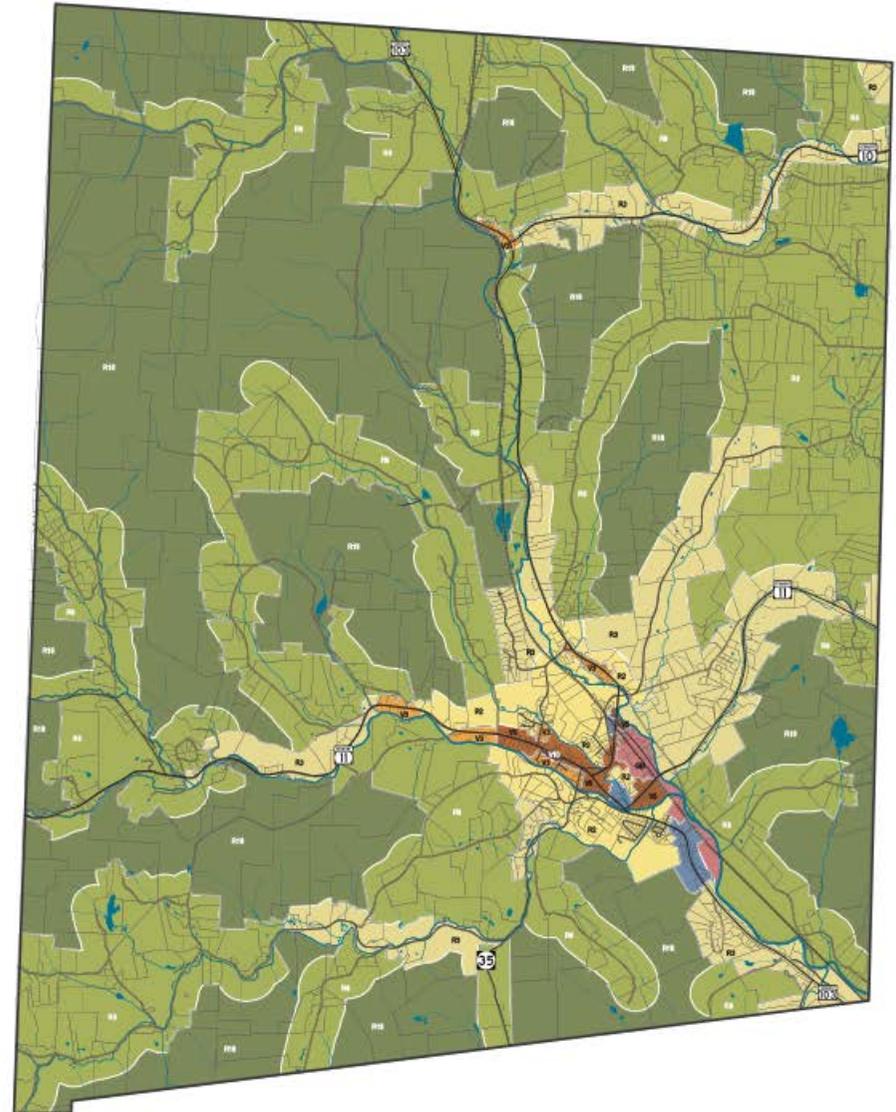
Uses Removed (compared to RES 120)

- Multi-family dwelling
- Rooming and boarding house, hotel or motel
- Office
- Storage and distribution services
- Indoor recreation
- Government facility, educational institution, religious institution
- Daycare facility

RURAL 6

Questions & Comments

What do you think of the reduction in allowed residential density?



RURAL 18

Purpose

- Protect and preserve working lands and important natural resources
- Maintain an adequate base of working land to support a traditional resource-based rural economy
- Discourage development of land with significant development constraints
- Limit residential development in remote areas
- Maintain open space for recreation use



RURAL 18

	Proposed	Current C-R
Min Lot Size	3 acres (residential) 18 acres (nonresidential)	5 acres
Min Lot Frontage	150 ft (residential) 450 ft (nonresidential)	250 ft
Max Lot Coverage	5%	10%
Min Front Setback	40 ft	50 ft
Min Side Setback	20 ft	50 ft
Min Rear Setback	20 ft	50 ft
Max Building Footprint	4,500 sf	n/a
Max Building Height	28 ft	35 ft
Max Density	1 per 18 acres	n/a

RURAL 18

Uses Added (compared to R-C)

- Camp
- B&B, inn, short-term rental
- Event facility
- Communication tower
- Museum
- Equestrian facility
- Speciality school
- Social club
- On-farm business

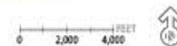
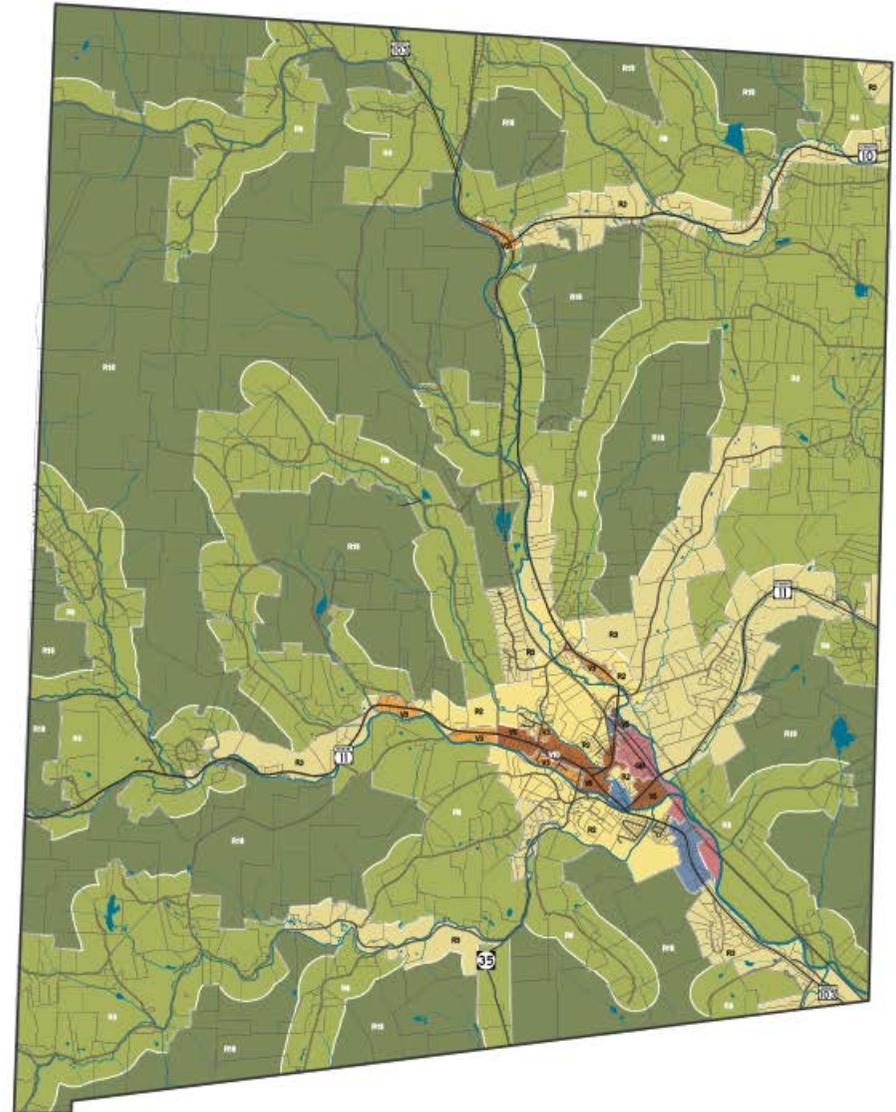
Uses Removed (compared to R-C)

- Two-family dwelling
- Home business
- Lawn, garden and farm supply
- Veterinary, pet or animal service
- Contractor's yard or unenclosed storage
- Indoor recreation
- Golf course or country club
- Child day care

RURAL 18

Questions & Comments

What do you think of the reduction in allowed residential density?



NEXT STEPS

- ▶ PC will host an open house on Saturday, June 22 to answer questions and take comments
- ▶ PC will refine draft bylaws based on public feedback
- ▶ Once PC has a draft ready for adoption, it holds at least one public hearing
- ▶ PC then sends final draft of the regulations to the Selectboard
- ▶ Selectboard has to have at least two public hearings and may vote to adopt the regulations after that