

Summary of Proposed Unified Development Bylaws Amendments as approved by the Planning Commission on March 20, 2023 and recommended to the Selectboard for adoption

- 2.14 Clarify Flood Damage Prevention (FDP) District is an Overlay district
- 2.14.B Ability of DRB to approve exempt structures in “approximate” Zone A floodplain where the map is incorrect by observation (due to knoll, mound, ridge or hummock)
- 3.1 Ability of DRB to approve a second ADU on residential properties
- 3.11 Allow up to 2 non-resident employees in a Home Occupation (now zero); clarify that remote work is not a home occupation and does not need a home occupation permit
- 3.12 Allow up to 5 non-resident employees in a Home Business (now 4)
- 3.14.C.10 Allow exempt fences on boundary; non-exempt fences reviewed by DRB
- 3.19.A.1 Ability of DRB to reduce the required setbacks on small nonconforming lots
- 3.19.B.5 Allow additions to nonconforming structures that do not increase the degree of nonconformity
- 3.20 Update off-street parking requirements to those recommended in *Enabling Better Places: A Zoning Guide for Vermont Neighborhoods*
- 3.22 Note that Renewable Energy Facilities approved by Vermont Public Utilities Commission are exempt
- 3.30 Clarify that Short-Term Rentals are regulated by separate Ordinance and that they are not allowed a sign
- 4.3.B Identify 29 exempt uses that do not need a zoning permit
- 4.9.B Clarify that smoke and odor are included under the performance standards on air pollution
- 4.10 Provide clearer guidance on purpose and uses of Planned Unit Development (PUD) provisions
- 4.11 Add reference to Flood Damage Prevention (FDP) Overlay District
- 4.12 Reduce required steps in subdivision review
- 4.12.G Ability of DRB to waive requirements for minor subdivisions
- 5.2 Clarify that roads serving more than one dwelling must meet Chester’s Road Standards and remove ability for DRB to modify these road standards (Chester’s Road and Bridge Specifications can be found on the town website under Government, Ordinances and Regulations)
- 7.16 Ability of DRB to waive subdivision and setback requirements for subsidized or nonprofit housing for low- and moderate-income residents
- 8.2 Increase maximum size of ADU from 900 to 1000 square feet; define Primitive Camp and Short-Term Rental; delete definition of “Extent of Nonconformity”