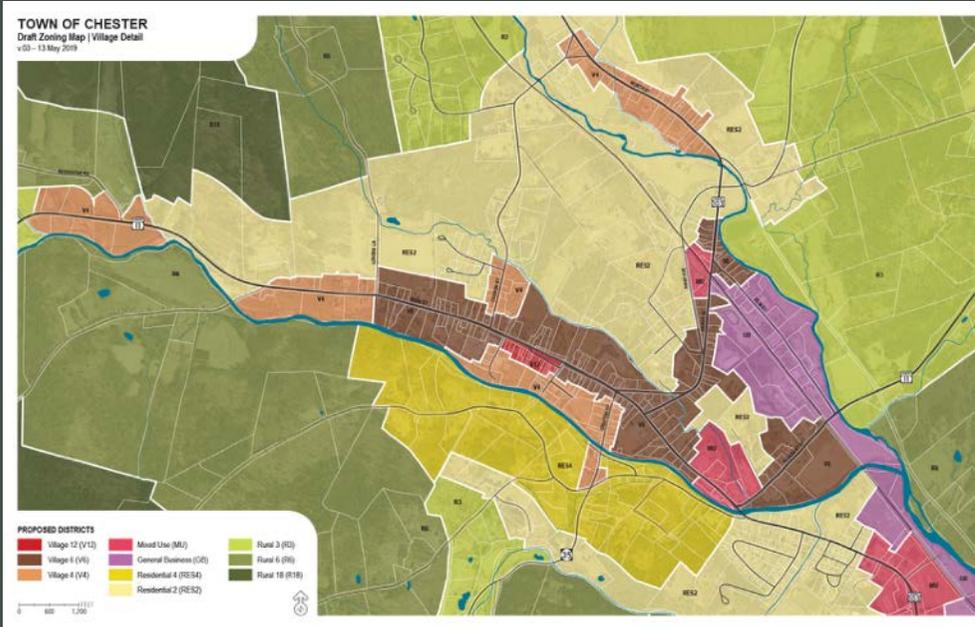


CHESTER DRAFT ZONING

Village Area



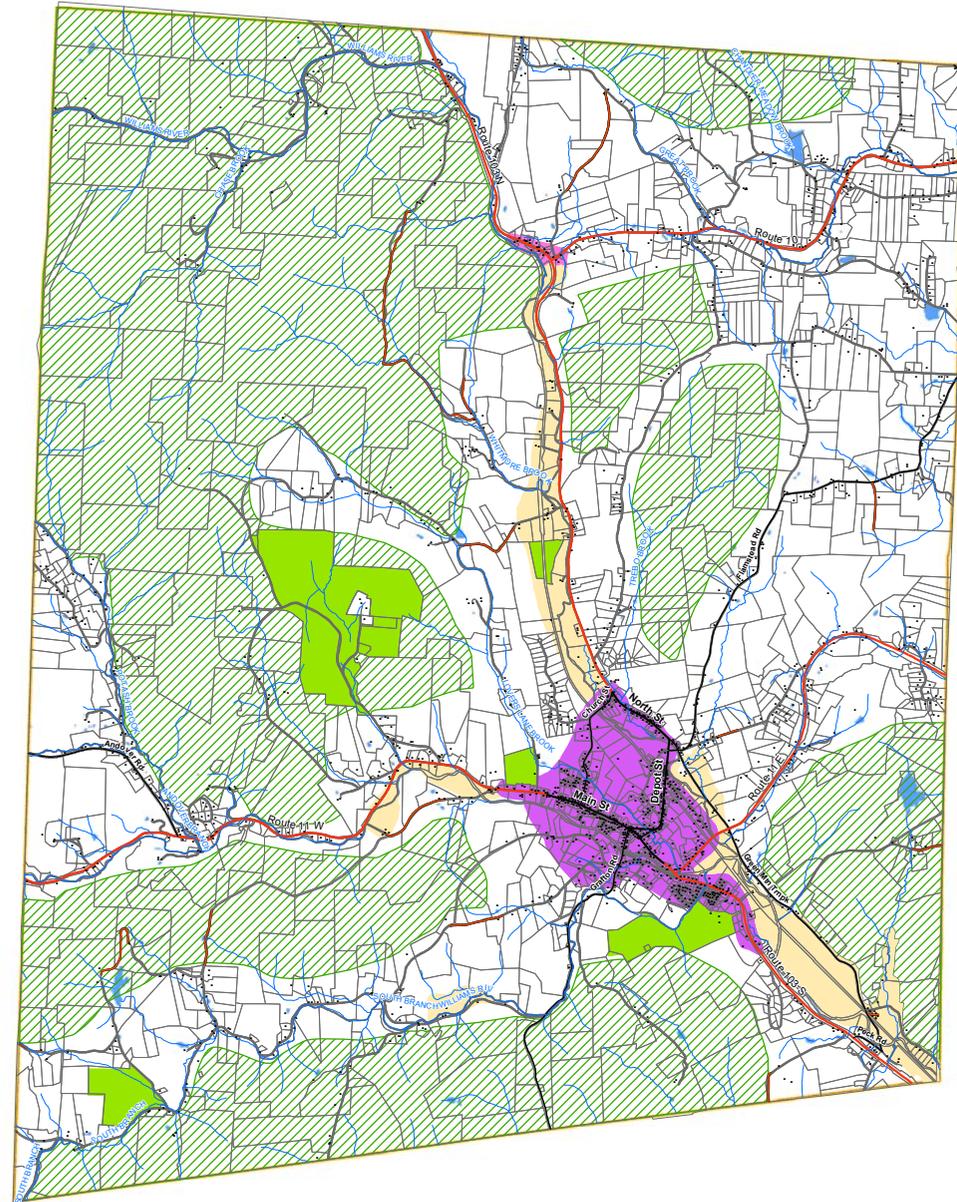
WHAT IS HAPPENING

- ▶ 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

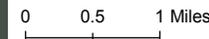
PLANNING CONTEXT

- ▶ 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



VT State Plane
 Meters, NAD 83
 For planning purposes only
 Not for regulatory interpretation
 GTS
 For info & data - www.vcgi.org

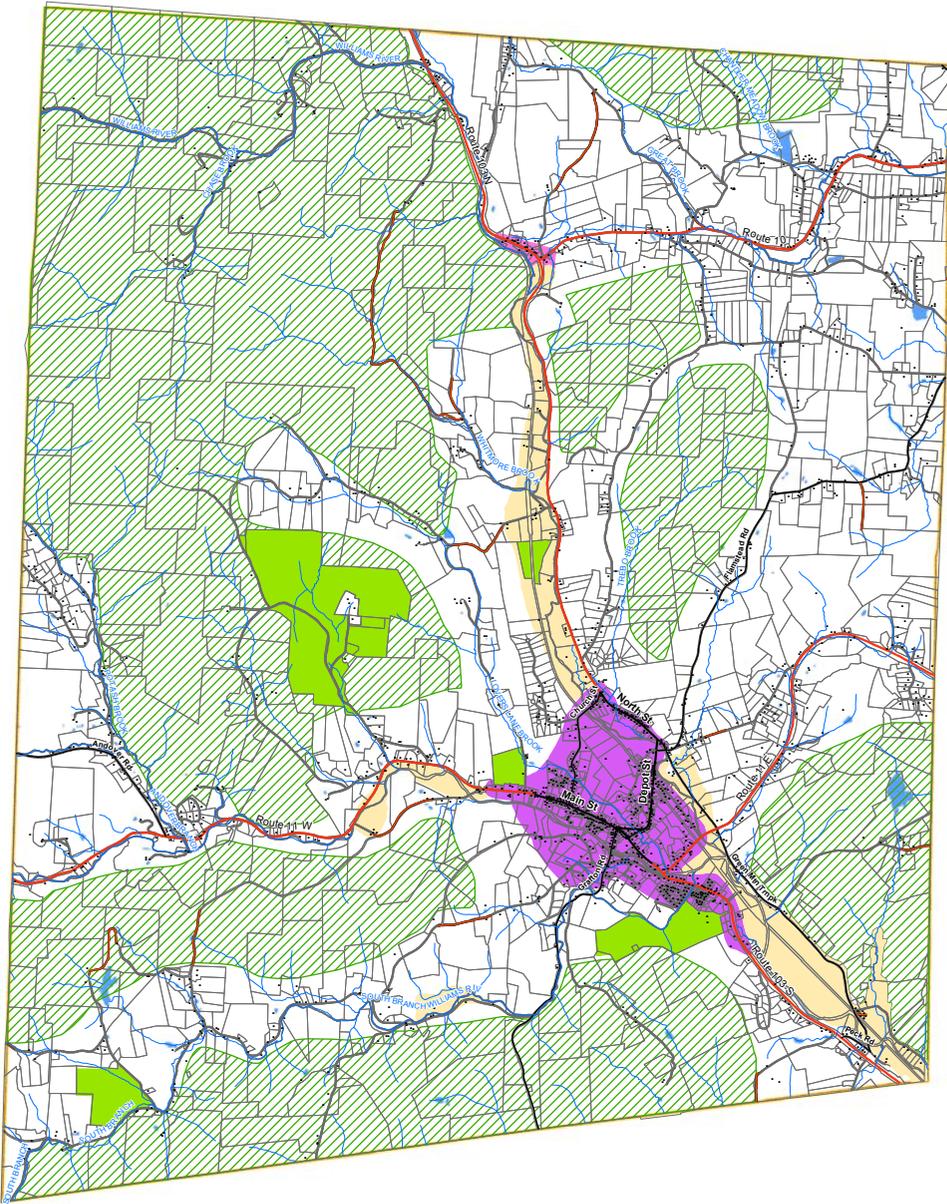
SWCRPC
 P.O. Box 320
 Ascotney, VT 05630
 802-474-9201
 www.swcrpc.org
 SOUTHERN WINDSOR COUNTY
 REGIONAL PLANNING COMMISSION



- 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

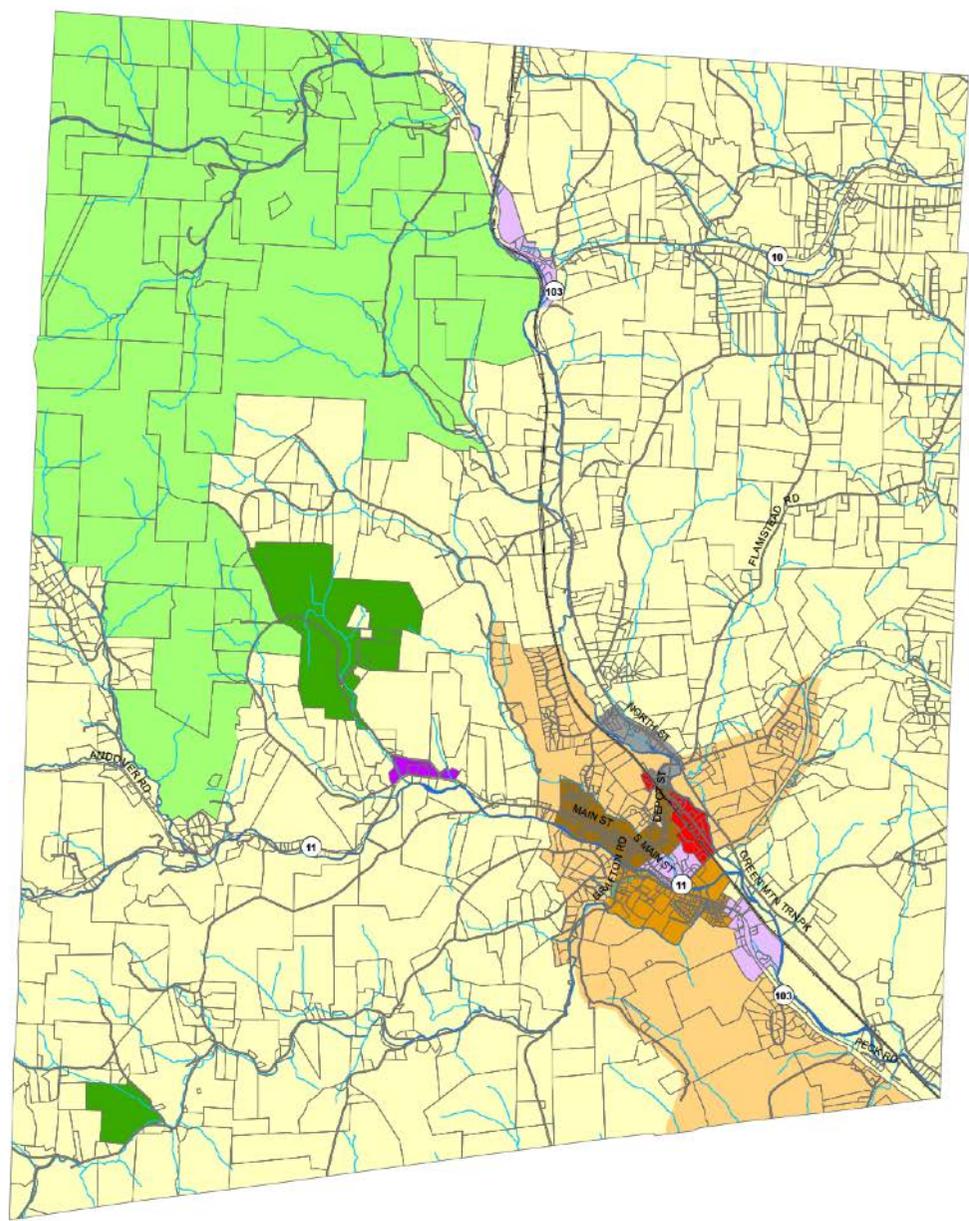
VT State Plane Meters, NAD 83
For planning purposes only
Not for regulatory interpretation
G/S For info & data - www.vcgl.org

SWCRPC
P.O. Box 320
Acushnet, VT 05030
802-674-9201
www.swcrpc.org

SOUTHERN WINDSOR COUNTY REGIONAL PLANNING COMMISSION

Town of Chester Zoning Districts

Effective Date: April 5, 2017



Zoning		

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

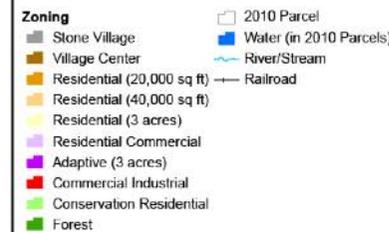
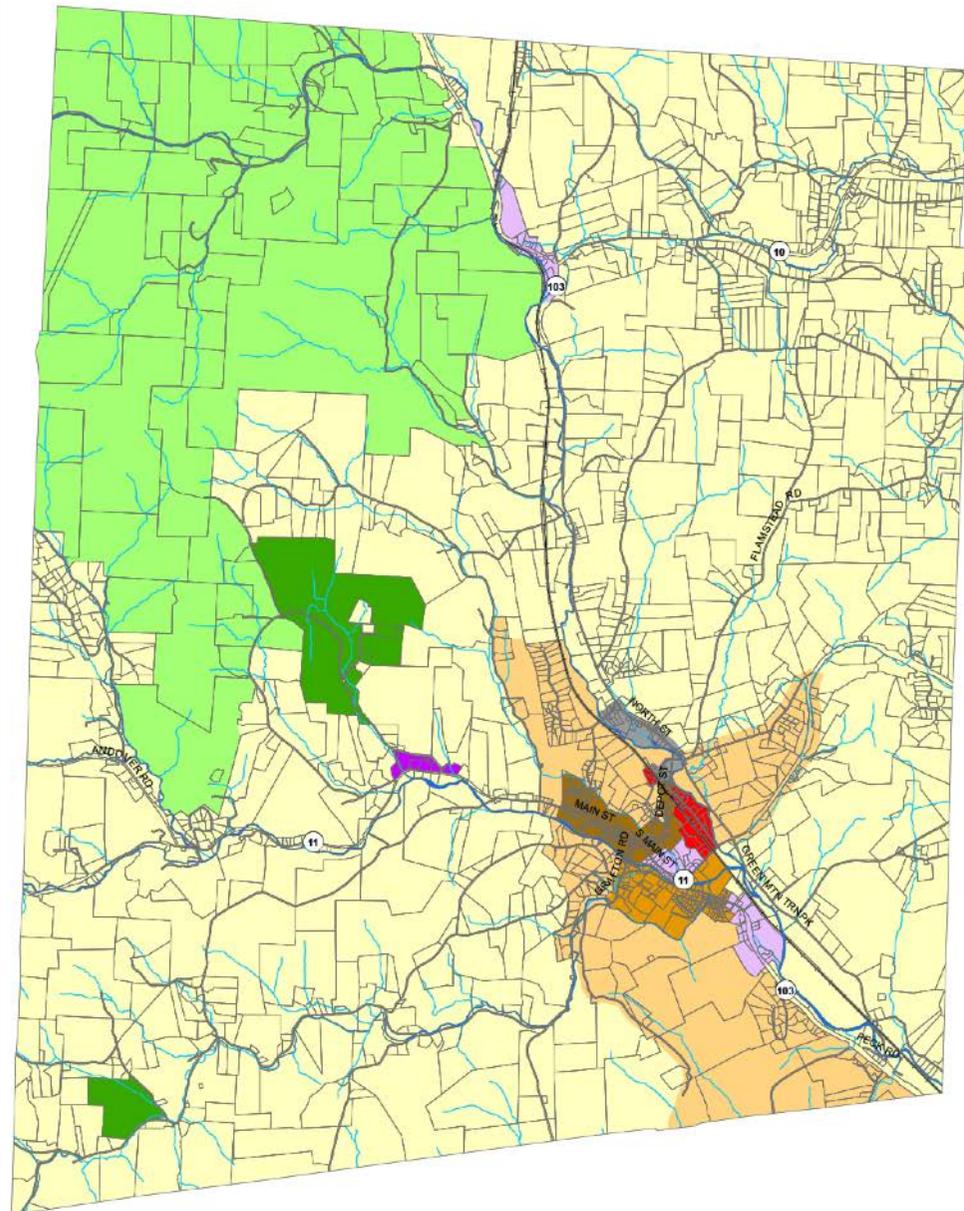
For planning purposes only,
Not for regulatory interpretation.

Map drawn: April 4, 2017

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

ADOPTED ZONING

- ▶ Village Center district doesn't match historic settlement pattern
- ▶ Density of housing allowed in village area is low and doesn't allow for growth
- ▶ Few controls on the potential scale of commercial uses and buildings
- ▶ Lack of distinction between allowed uses in districts

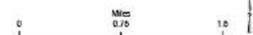


Data sources: Zoning (RPC 2017), Parcels (2010),
Road names (VTrans/VCGI 2011), Railroad (VTrans/VCGI 2008),
Streams (VHD/VCGI 2008)

VT State Plane, Meters, NAD 83

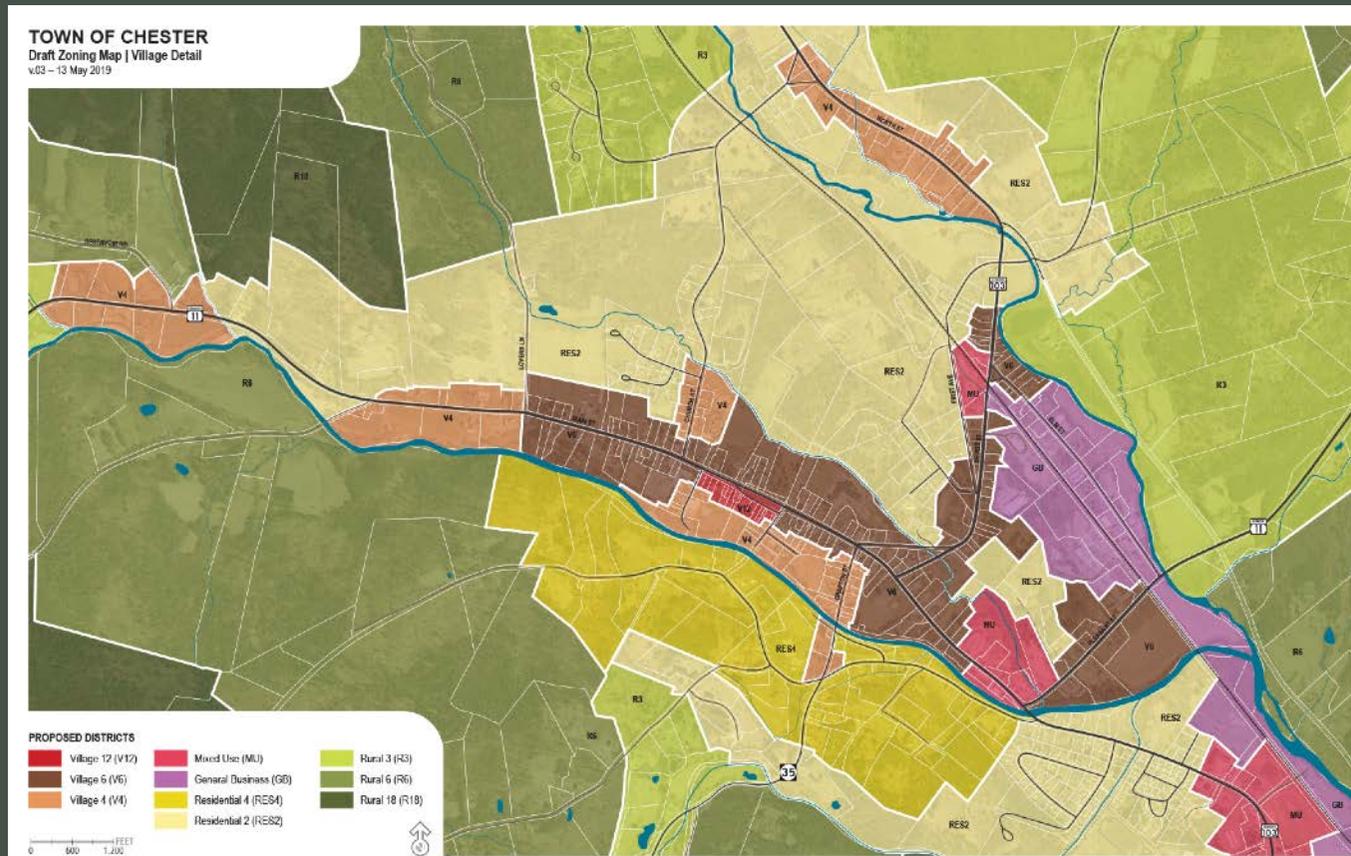
For planning purposes only,
Not for regulatory interpretation.

Map drawn: April 4, 2017



DRAFT ZONING

- ▶ Districts drawn and tailored to match historic settlement pattern
- ▶ Increased density what is typical of a traditional village center
- ▶ Standards that specify the scale & placement of buildings
- ▶ Multiple districts with different mix of uses and densities



PURPOSE OF TONIGHT'S MEETING

- ▶ Introduce proposed zoning 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

VILLAGE 12

Along the Common from Cobleigh St to School St

Purpose

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



VILLAGE 12

Along the Common from Cobleigh St to School St



VILLAGE 12

Along the Common from Cobleigh St to School St

	Proposed	Current VC
Min Lot Size	3,600 sf	20,000 sf
Min Lot Frontage	30 ft	100 ft
Max Lot Coverage	90%	35%
Min Front Setback	0 ft	20 ft
Max Front Setback	16 ft	n/a
Min Side Setback	0 ft	15 ft
Min Rear Setback	8 ft	15 ft
Max Building Footprint	6,000 sf	n/a
Min Building Height	24 ft	n/a
Max Building Height	48 ft	35 ft
Max Density	1 per 3,600 sf	n/a

VILLAGE 12

Along the Common from Cobleigh St to School St

Uses Added (compared to VC)

- Senior housing
- Assisted living or skilled nursing services
- Repair services (small goods)
- Open market
- Financial establishment
- Mobile food service
- Event facility
- Food or beverage manufacturing (up to 6,000 sf)
- Media recording or broadcasting studio
- Specialty school
- Funeral services

Uses Removed (compared to VC)

- Single- and two-family dwellings
- Lumberyard or building supply sales
- Light industry
- Commercial outdoor recreation
- Golf course or country club

VILLAGE 12

Along the Common from Cobleigh St to School St



QUESTIONS OR COMMENTS

VILLAGE 6

Portions of Main St, Depot St, Pleasant St

Purpose

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



VILLAGE 6

Portions of Main St, Depot St, Pleasant St

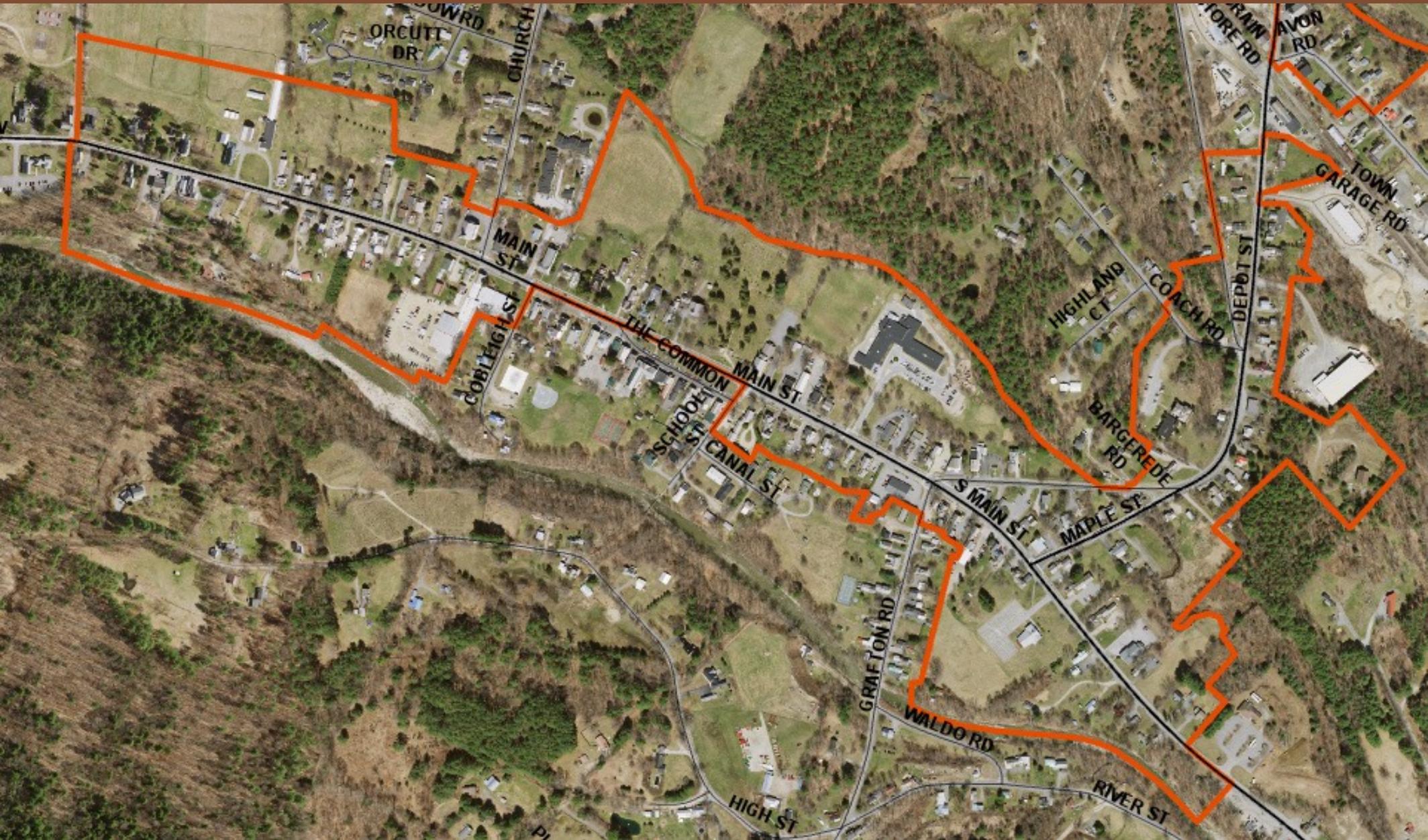
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VILLAGE 6

Portions of Main St, Depot St, Pleasant St



VILLAGE 6

Portions of Main St, Depot St, Pleasant St



VILLAGE 6

Portions of Main St, Depot St, Pleasant St

	Proposed	Current VC	Current RC
Min Lot Size	7,200 sf	20,000 sf	20,000 sf
Min Lot Frontage	45 ft	100 ft	120 ft
Max Lot Coverage	80%	35%	35%
Min Front Setback	8 ft	20 ft	25 ft
Max Front Setback	20 ft	n/a	n/a
Min Side Setback	8 ft	15 ft	15 or 30 ft
Min Rear Setback	8 ft	15 ft	15 or 30 ft
Max Building Footprint	6,000 sf	n/a	n/a
Min Building Height	24 ft	n/a	n/a
Max Building Height	36 ft	35 ft	35 ft
Max Density	1 per 7,200 sf	n/a	n/a

VILLAGE 6

Portions of Main St, Depot St, Pleasant St

Uses Added (compared to VC)

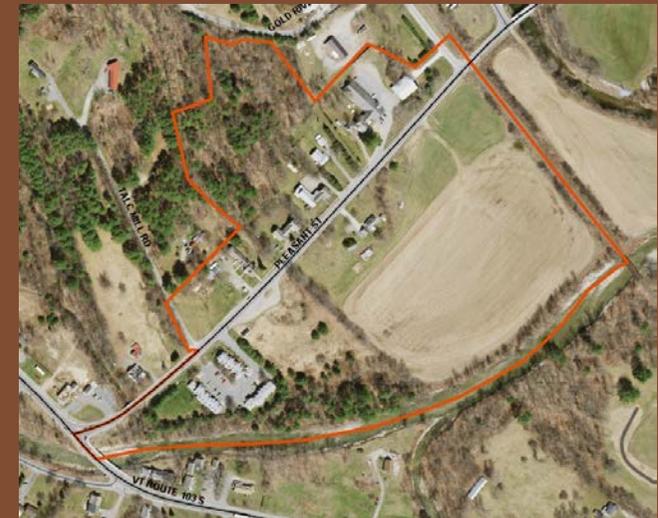
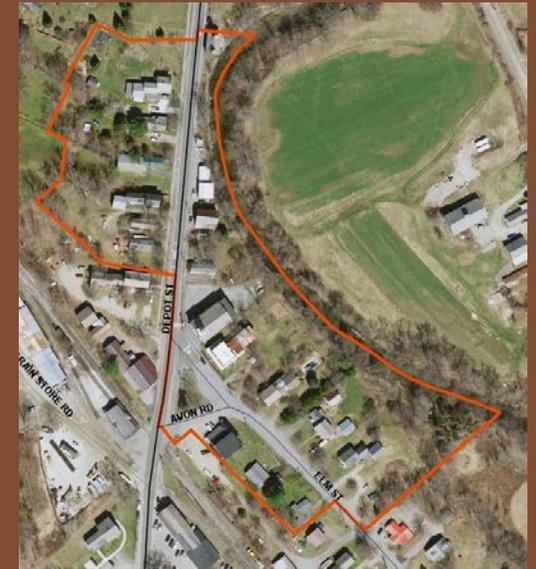
- Senior housing & assisted living or skilled nursing services
- Repair services (small goods)
- Lawn, garden, farm supply sales
- Open market
- Financial establishment
- Veterinary, pet or animal service
- Mobile food service
- Event facility
- Catering or commercial kitchen
- Food or beverage manufacturing & wood products, cabinet or furniture manufacturing (up to 6,000 sf)
- Wholesale trade
- Publishing, printing and sign manufacturing
- Media recording or broadcasting studio
- Specialty school
- Funeral services
- Social club
- On-farm business

Uses Removed (compared to VC)

- Lumberyard or building supply sales
- Light industry
- Commercial outdoor recreation
- Golf course or country club

VILLAGE 6

Portions of Main St, Depot St, Pleasant St



QUESTIONS OR COMMENTS

VILLAGE 4

Portions of Main St, Church St, Grafton St, North St (Stone Village)

Purpose

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



VILLAGE 4

Portions of Main St, Church St, Grafton St, North St (Stone Village)

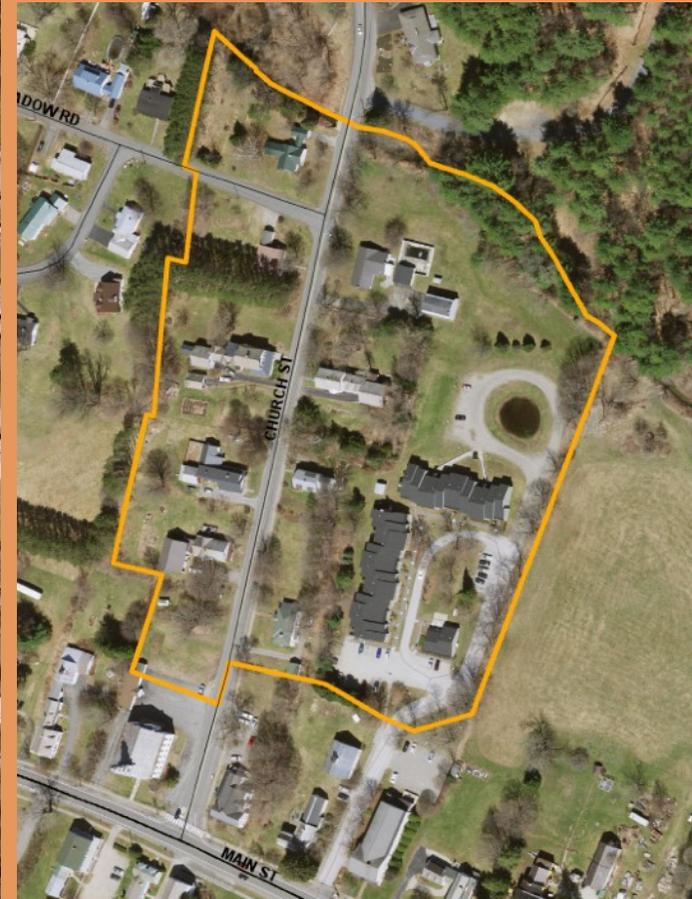
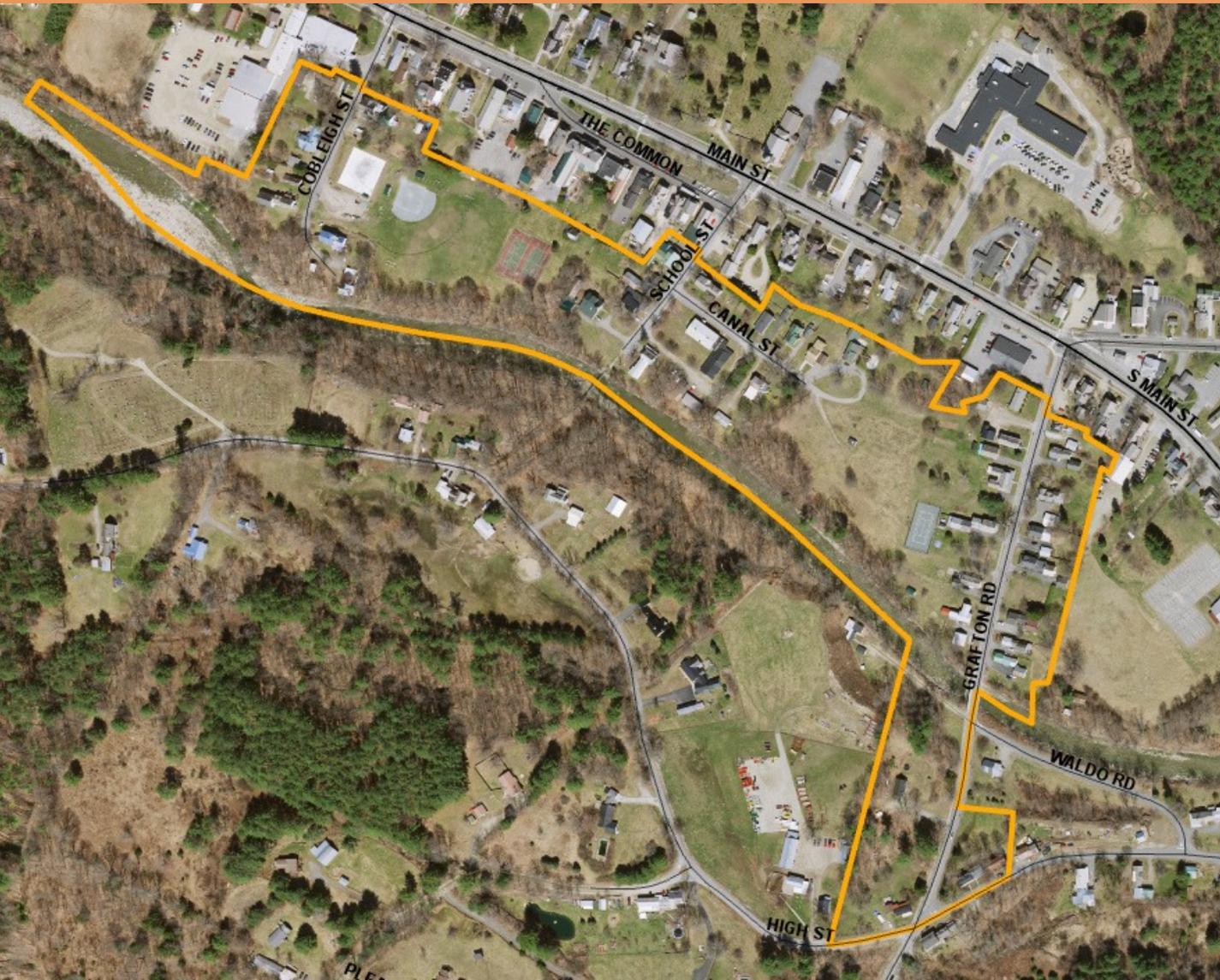
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VILLAGE 4

Portions of Main St, Church St, Grafton St, North St (Stone Village)



VILLAGE 4

Portions of Main St, Church St, Grafton St, North St (Stone Village)



VILLAGE 4

Portions of Main St, Church St, Grafton St, North St (Stone Village)

	Proposed		Current		
			VC	SV	R20
Min Lot Size	10,00 sf	20,000 sf	30,000 sf	20 or 30,000 sf	
Min Lot Frontage	60 ft	100 ft	120 ft	120 or 150 ft	
Max Lot Coverage	70%	35%	20%		20%
Min Front Setback	12 ft	20 ft	40 ft		25 ft
Min Side Setback	8 ft	15 ft	30 ft		20 ft
Min Rear Setback	12 ft	15 ft	30 ft		20 ft
Max Building Footprint	4,500 sf	n/a	n/a		n/a
Max Building Height	36 ft	35 ft	35 ft		35 ft
Max Density	1 per 10,00 sf	n/a	n/a		n/a

VILLAGE 4

Portions of Main St, Church St, Grafton St, North St (Stone Village)

Uses Added (compared to VC)

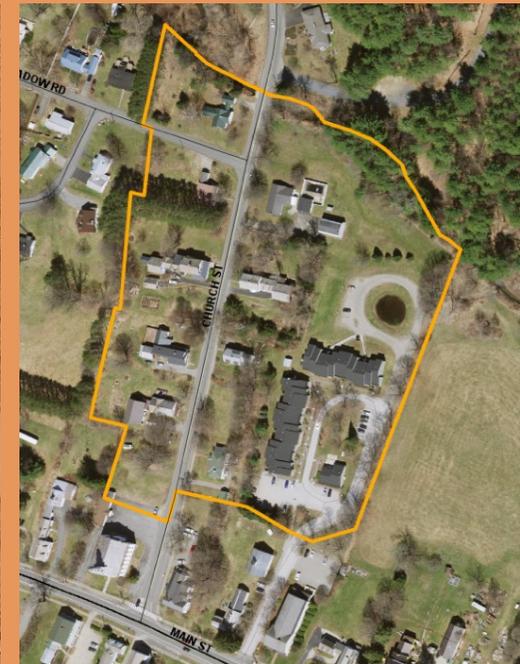
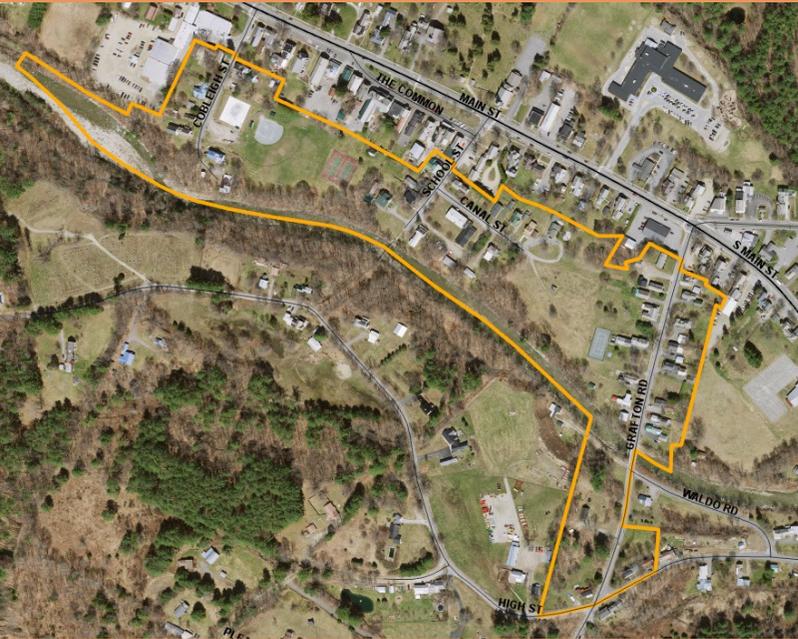
- Senior housing & assisted living or skilled nursing services
- Repair services (small goods)
- Lawn, garden, farm supply sales
- Financial establishment
- Veterinary, pet or animal service
- Mobile food service
- Event facility
- Catering or commercial kitchen
- Food or beverage manufacturing & wood products, cabinet or furniture manufacturing (up to 6,000 sf)
- Wholesale trade
- Publishing, printing and sign manufacturing
- Media recording or broadcasting studio
- Specialty school
- Funeral services & cemetery
- Social club
- On-farm business

Uses Removed (compared to VC)

- Lumberyard or building supply sales
- Bar
- Light industry
- Commercial outdoor recreation
- Golf course or country club

VILLAGE 4

Portions of Main St, Church St, Grafton St, North St (Stone Village)



QUESTIONS OR COMMENTS

MIXED USE

Pizza House to Talc Mill Rd, and east on Rt 103

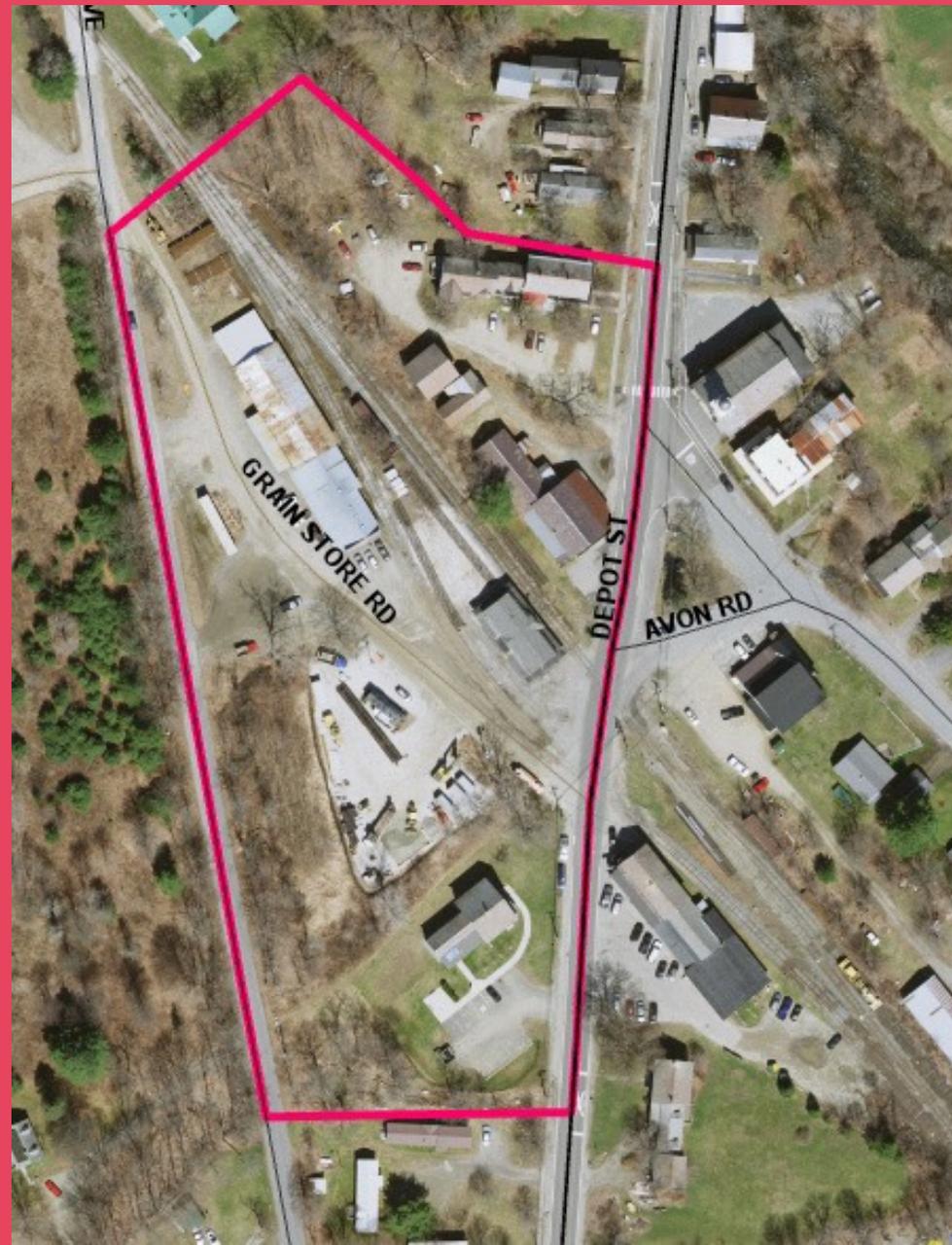
Purpose

- Guide development to land in proximity to existing centers
- Maintain and reinforce Chester's distinctive small-town character that avoids or mitigates the undesirable impacts of strip development and franchise architecture
- Avoid or mitigate water quality and flooding impacts
- Accommodate a full range of housing options
- Ensure that proposed development is compatible to the surrounding area
- Prevent development from diminishing highway safety and function
- Support and strengthen Chester's economy by providing locations for new and expanded businesses and by using previously developed commercial properties to their full potential



MIXED USE

Pizza House to Talc Mill Rd, around the Depot & east on Rt 103



MIXED USE

Pizza House to Talc Mill Rd, around the Depot & east on Rt 103



MIXED USE

Pizza House to Talc Mill Rd, around the Depot & east on Rt 103

Proposed

Current RC

Min Lot Size	1 acre	20,000 sf
Min Lot Frontage	150 ft	120 ft
Max Lot Coverage	60%	35%
Min Front Setback	20 ft	25 ft
Min Side Setback	12 or 40 ft	15 or 30 ft
Min Rear Setback	12 or 40 ft	15 or 30 ft
Max Building Footprint	6,000 sf	n/a
Max Building Height	36 ft	35 ft
Max Density	1 per 10,00 sf	n/a

MIXED USE

Pizza House to Talc Mill Rd, around the Depot & east on Rt 103

Uses Added (compared to RC)

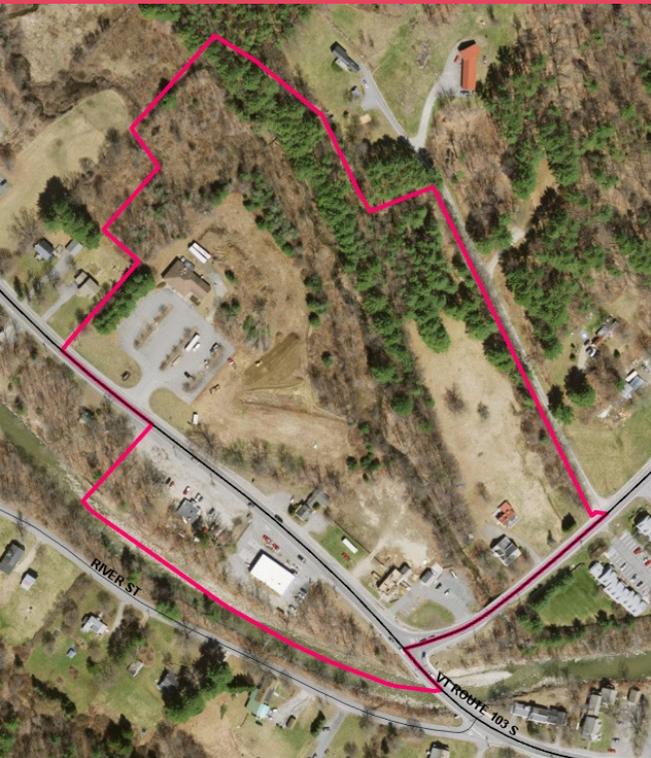
- Senior housing & assisted living or skilled nursing services
- Lawn, garden, farm supply sales
- Financial establishment
- Mobile food service
- Event facility
- Catering or commercial kitchen
- Food or beverage manufacturing & wood products, cabinet or furniture manufacturing
- Wholesale trade
- Transportation services
- Publishing, printing and sign manufacturing
- Media recording or broadcasting studio
- Metal fabrication shop
- Specialty school
- Funeral services & cemetery
- Social club
- On-farm business

Uses Removed (compared to RC)

- Single- and two-family dwellings
- Storage and distribution services
- Contractor's yard or unenclosed storage
- Golf course or country club

MIXED USE

Pizza House to Talc Mill Rd, around the Depot & east on Rt 103



QUESTIONS OR COMMENTS

GENERAL BUSINESS

Elm St and east along the railroad

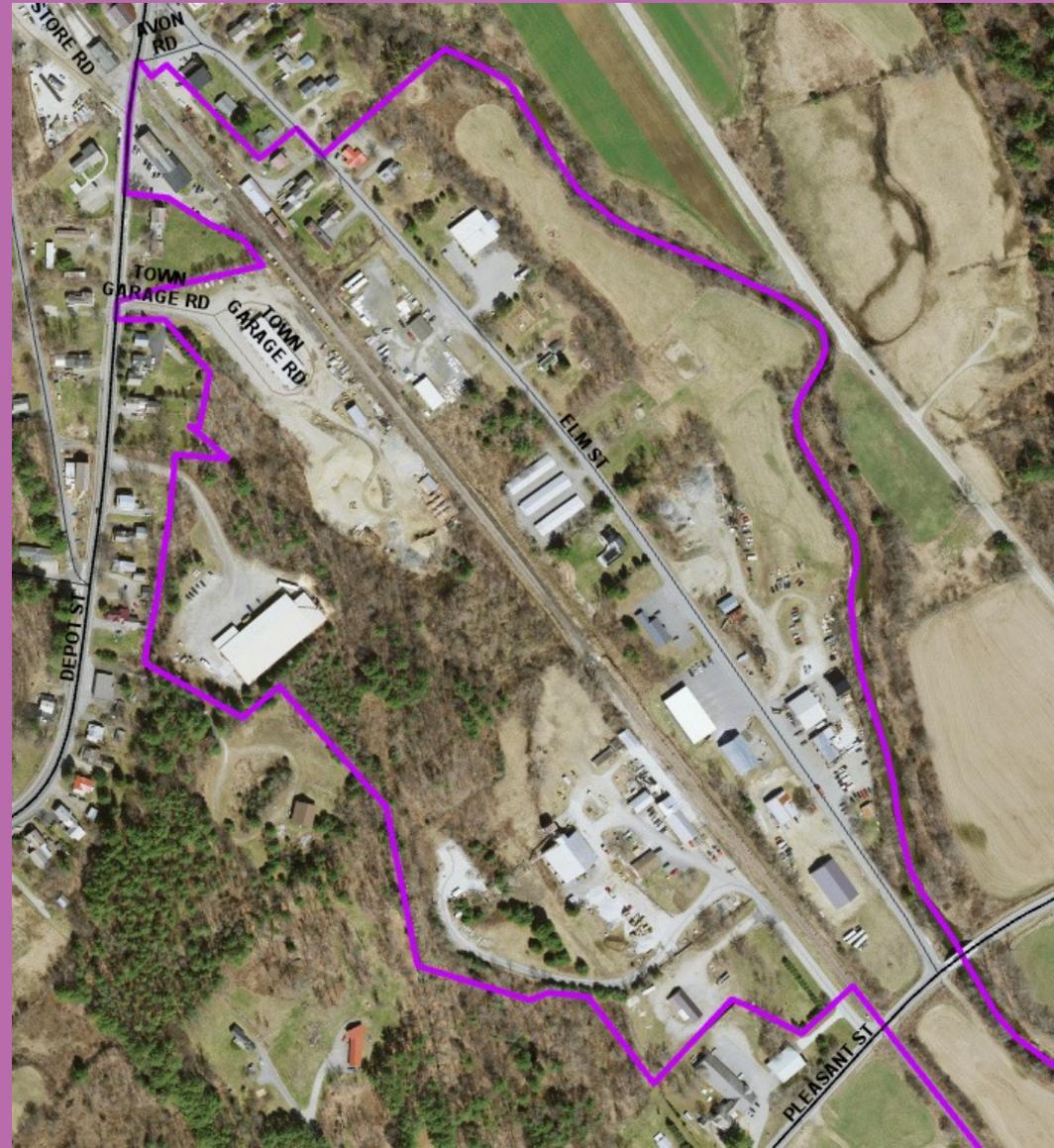
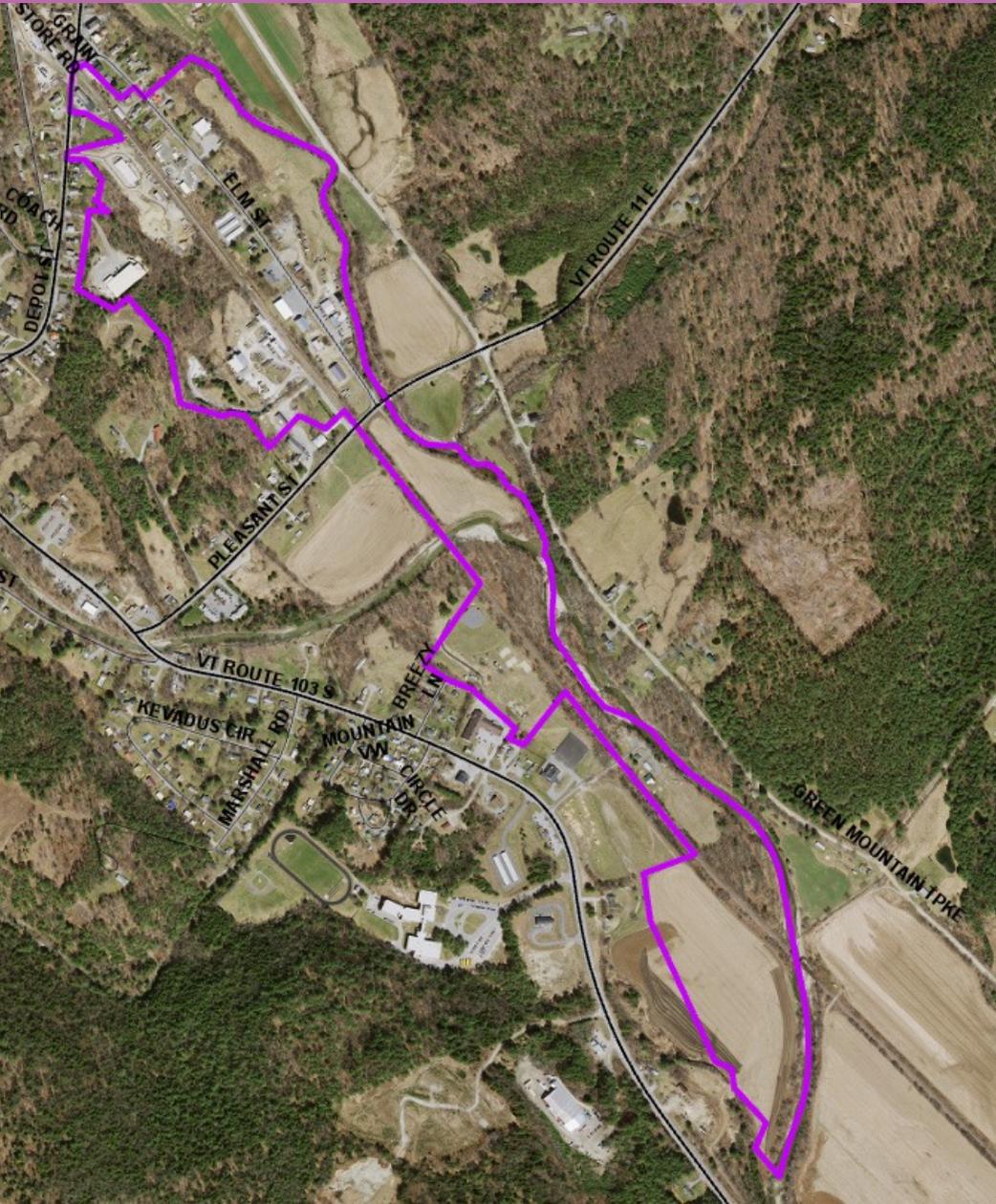
Purpose

- Ensure that proposed development is compatible to the site and the surrounding area
- Prevent development from diminishing highway safety and function
- Avoid or mitigate water quality and flooding impacts through use of low impact development techniques and green stormwater practices
- 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



GENERAL BUSINESS

Elm St and east along the railroad



GENERAL BUSINESS

Elm St and east along the railroad

	Proposed	Current RC	Current CI
Min Lot Size	1 acre	20,000 sf	30,000 sf
Min Lot Frontage	150 ft	120 ft	120 ft
Max Lot Coverage	60%	35%	50%
Min Front Setback	20 ft	25 ft	30 ft
Min Side Setback	12 or 40 ft	15 or 30 ft	25 or 50 ft
Min Rear Setback	12 or 40 ft	15 or 30 ft	25 or 50 ft
Max Building Height	36 ft	35 ft	35 ft
Max Density	1 per 1 acre	n/a	n/a

GENERAL BUSINESS

Elm St and east along the railroad

Uses Added (compared to CI)

- B&B, inn, rooming and boarding housing, short-term rental, hotel or motel
- Lawn, garden, farm supply sales
- Open market
- Financial establishment
- Mobile food service, bar, event facility
- Catering or commercial kitchen
- Food or beverage manufacturing & wood products, cabinet or furniture manufacturing
- Wholesale trade
- Tank farm or fuel storage and distribution
- Transportation services
- Publishing, printing and sign manufacturing
- Media recording or broadcasting studio
- Composting, waste and recycling services
- Metal fabrication shop
- Slaughterhouse

Uses Added (compared to CI)

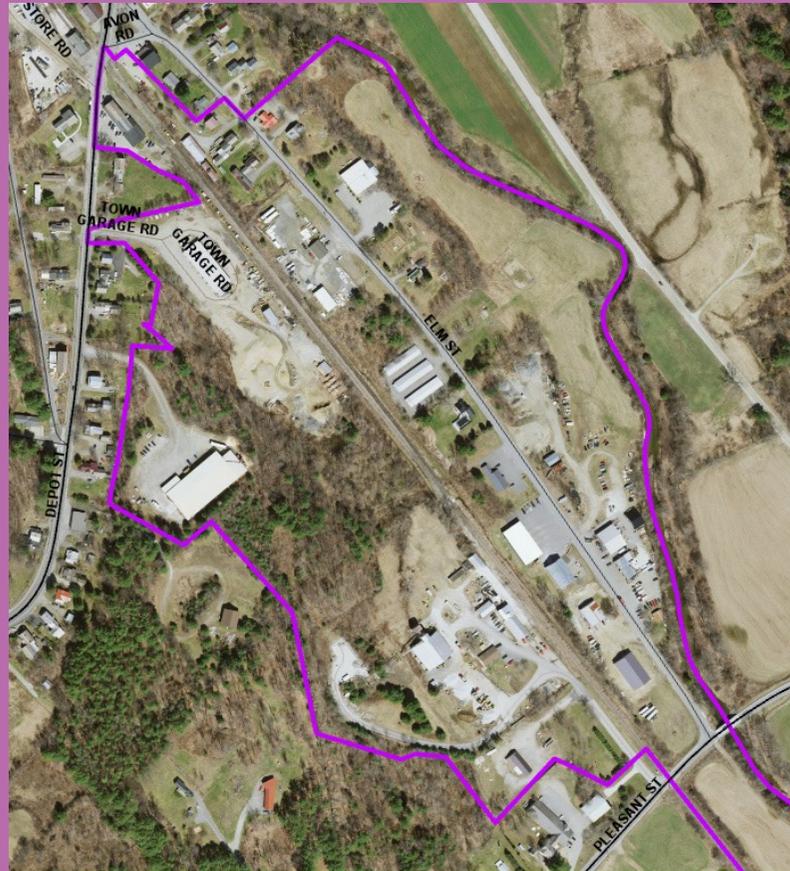
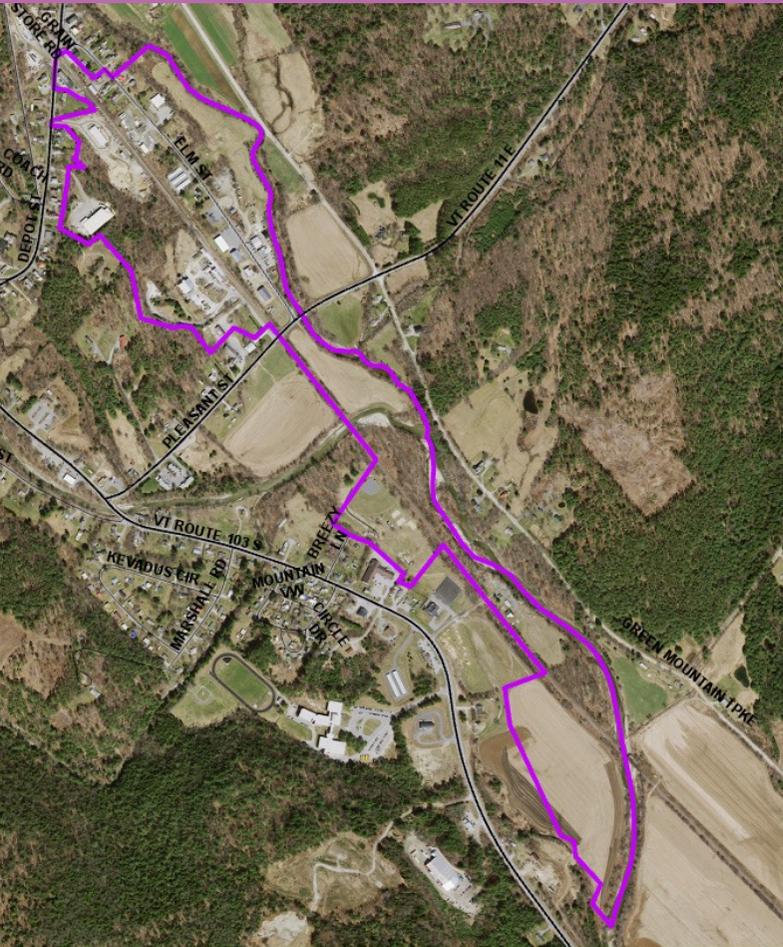
- Theater, artist gallery or studio, museum
- Specialty school
- Clinic or outpatient care services
- Child day care
- Funeral services & cemetery
- Social club
- Firewood processing
- Extraction and quarrying
- On-farm business

Uses Removed (compared to CI)

- Single-, two- and multi-family dwellings
- Golf course or country club

GENERAL BUSINESS

Elm St and east along the railroad



QUESTIONS OR COMMENTS

RESIDENTIAL 4

Portions of River St , High St and Grafton St

Purpose

- Guide residential development to land in proximity to existing centers
- Accommodate a full range of housing options
- Provide a pleasant neighborhood setting for residents
- Maintain traditional small-town neighborhood character



RESIDENTIAL 4

Portions of River St , High St and Grafton St



RESIDENTIAL 4

Portions of River St , High St and Grafton St

Proposed

Current

R20

R40

	Proposed	R20	R40
Min Lot Size	10,00 sf	20 or 30,000 sf	40,000 sf
Min Lot Frontage	60 ft	120 or 150 ft	120 ft
Max Lot Coverage	60%	20%	20%
Min Front Setback	20 ft	25 ft	40 ft
Min Side Setback	12 ft	20 ft	30 ft
Min Rear Setback	12 ft	20 ft	30 ft
Max Building Footprint	6,000 sf	n/a	n/a
Max Building Height	36 ft	35 ft	35 ft
Max Density	1 per 10,00 sf	n/a	n/a

RESIDENTIAL 4

Portions of River St , High St and Grafton St

Uses Added (compared to R20)

- Senior housing & assisted living or skilled nursing services
- Media recording or broadcasting studio
- Artist gallery or studio
- Funeral services & cemetery
- Social club
- On-farm business

Uses Removed (compared to R20)

- Hotel or motel
- Retail sales
- Lumberyard or building supply sales
- Rental and leasing
- Office, professional or business services
- Contractor's yard or unenclosed storage
- Indoor recreation
- Commercial outdoor recreation
- Golf course or country club
- Government facility
- Educational institution

RESIDENTIAL 4

Portions of River St , High St and Grafton St



QUESTIONS OR COMMENTS

RESIDENTIAL 2

Includes most remaining land where there is/could be municipal water service.

Purpose

- Guide residential development to land in proximity to existing centers
- Accommodate a full range of housing options
- Provide a pleasant neighborhood setting for residents
- Maintain traditional small-town neighborhood character



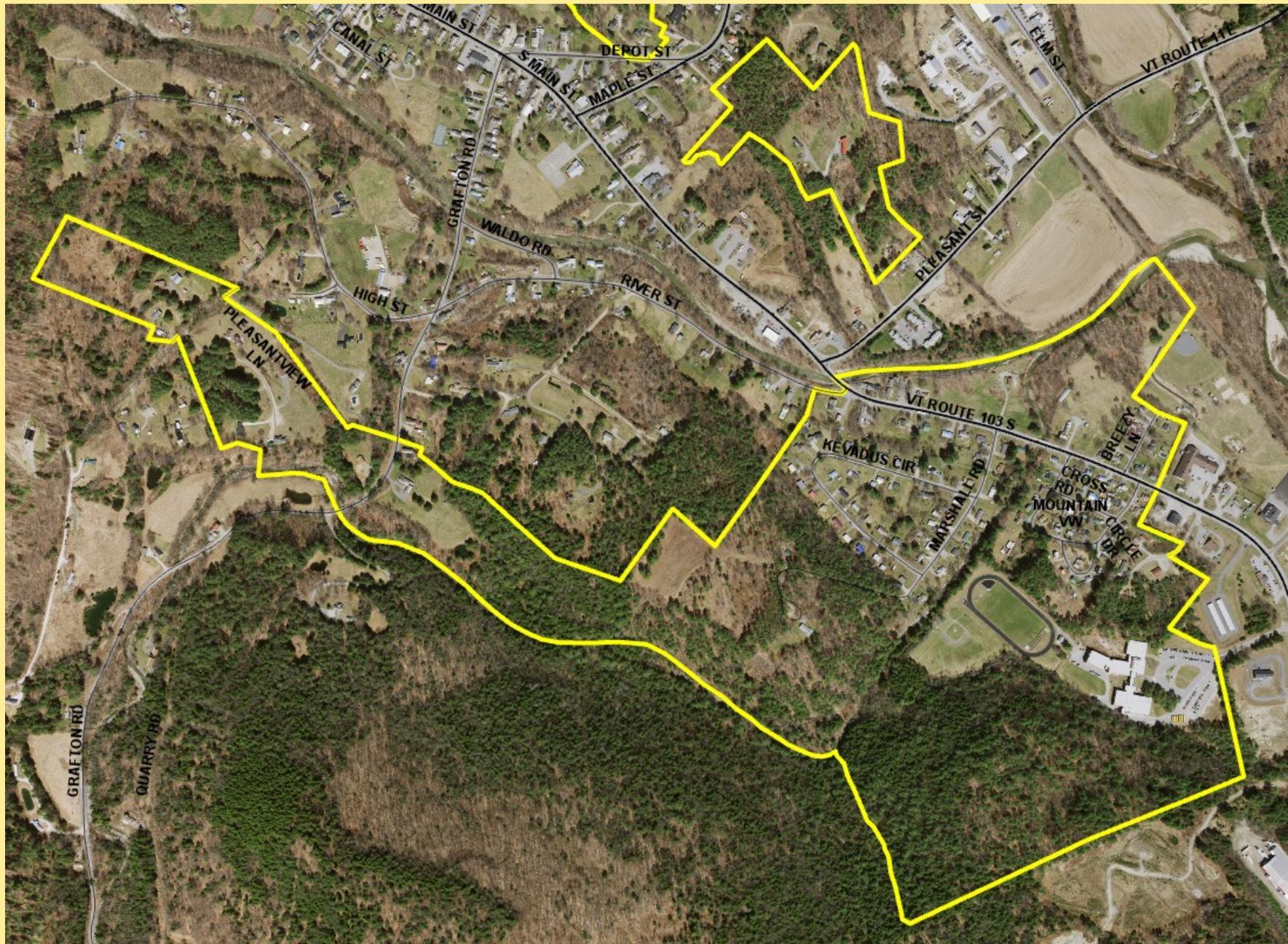
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Includes most remaining land where there is/could be municipal water service.



RESIDENTIAL 2

Includes most remaining land where there is/could be municipal water service.



RESIDENTIAL 2

Includes most remaining land where there is/could be municipal water service.

	Proposed	Current		
		R20	R40	R120
Min Lot Size	20,00 sf	20 or 30,000 sf	40,000 sf	3 acres
Min Lot Frontage	120 ft	120 or 150 ft	120 ft	200 ft
Max Lot Coverage	50% or 5%	20%	20%	10%
Min Front Setback	20 ft	25 ft	40 ft	50 ft
Min Side Setback	16 ft	20 ft	30 ft	50 ft
Min Rear Setback	16 ft	20 ft	30 ft	50 ft
Max Building Footprint	6,000 sf	n/a	n/a	n/a
Max Building Height	36 ft	35 ft	35 ft	35 ft
Max Density	1 per 20,00 sf	n/a	n/a	n/a

RESIDENTIAL 2

Includes most remaining land where there is/could be municipal water service.

Uses Added (compared to R20 & R40)

- Senior housing & assisted living or skilled nursing services
- Media recording or broadcasting studio
- Artist gallery or studio
- Equestrian facility
- Funeral services & cemetery
- Social club
- On-farm business

Uses Removed (compared to R20)

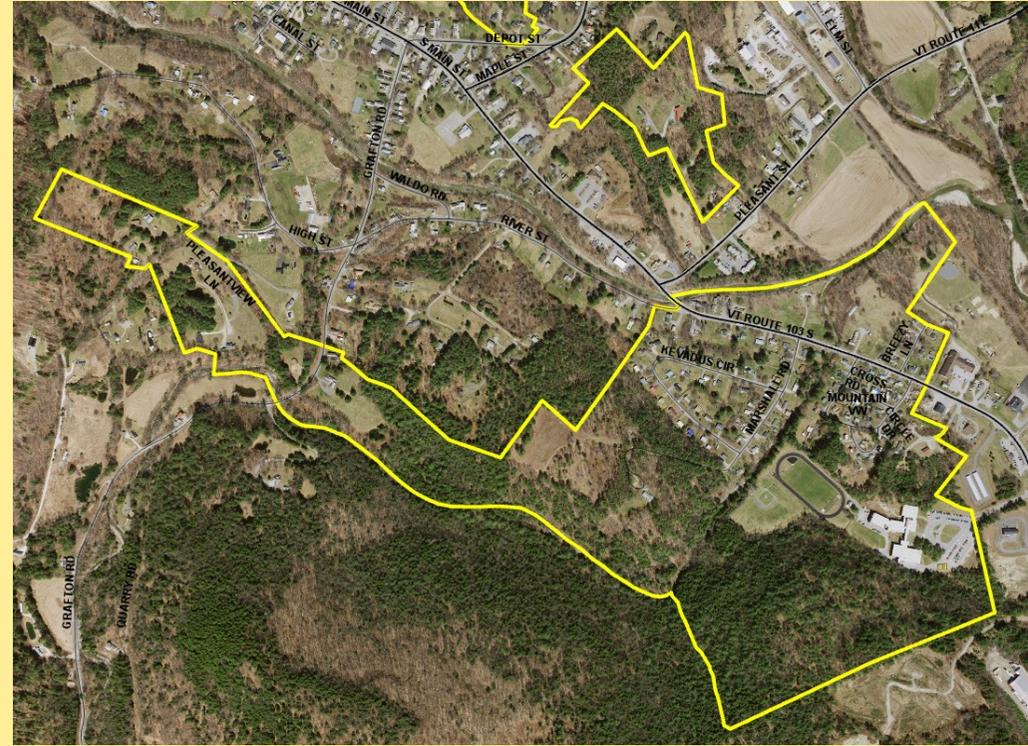
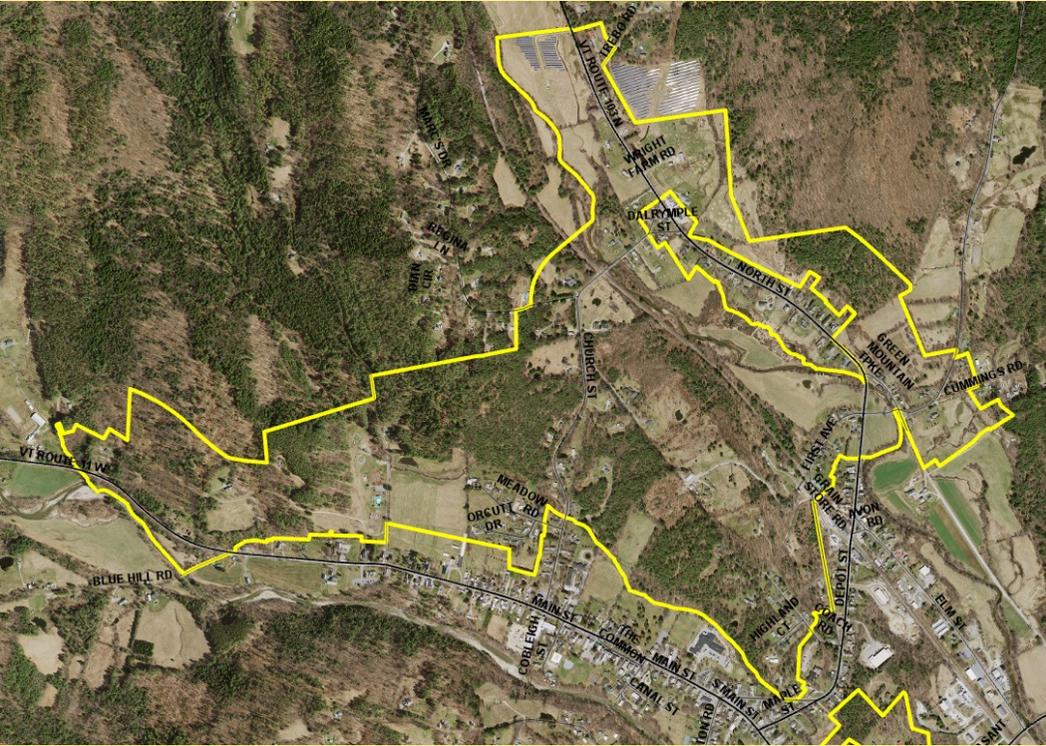
- Hotel or motel
- Retail sales, rental and leasing
- Lumberyard or building supply sales
- Office, professional or business services
- Contractor's yard or unenclosed storage
- Indoor & commercial outdoor recreation
- Golf course or country club
- Government or educational facility

Uses Removed (compared to R40)

- Hotel or motel, campground
- Lawn, garden and farm supply sales
- Office, professional or business services
- Veterinary, pet or animal service
- Storage and distribution service
- Communications tower
- Contractor's yard or unenclosed storage
- Indoor & commercial outdoor recreation
- Golf course or country club
- Government or educational facility
- Firewood processing & extraction or quarrying

RESIDENTIAL 2

Includes most remaining land where there is/could be municipal water service.



QUESTIONS OR COMMENTS

NEXT STEPS

- ▶ PC will host another public meeting on June 17 to present and discuss draft zoning for rural areas of town
- ▶ 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