

Draft Chester Unified Development Bylaw
v.3.3 (January 2, 2021))

4309.G

Figure 4-01. **Development Review Criteria**

CRITERIA	SITE PLAN	CONDITIONAL USE	PUD OR SUBDIVISION
1 The dimensional standards of the proposed development conform to the standards of the applicable district or of 1303 Nonconforming Lots if a pre-existing nonconformity.	✓	✓	✓
2 The off-site impacts of the proposed development will not exceed the levels established in Section 3105 Performance Standards.	✓	✓	–
3 The proposed development will provide safe and adequate access and circulation that conforms to the standards of Sections 3002 Access and 3008 Driveways.	✓	✓	✓
4 The proposed development will provide sufficient parking and loading areas that conform to the standards of Section 3104 Parking and Loading Areas.	✓	✓	–
5 The proposed development will provide exterior lighting where necessary for public safety and to facilitate nighttime use that conforms to the standards of Section 3102 Outdoor Lighting	✓	✓	✓
6 The proposed development will include landscaping, screening and buffers to add visual appeal and mitigate off-site impacts that conform to the standards of Sections 3018 and 3101 Landscaping.	✓	✓	✓
7 The proposed development will implement appropriate erosion control and stormwater management practices that conform to the standards of Sections 3012 Erosion Control and 3020 Stormwater Management.	✓	✓	✓
8 Signs for the proposed development will conform to the standards of Section 3107 Signs	✓	✓	✓
9 The proposed development will conform to town (or state, if applicable) specifications for construction of necessary improvements (roads, sidewalks, driveways, utilities, etc.), building codes, and standards for emergency service access.	✓	✓	✓
10 The demand for water supply, wastewater, educational and municipal services to serve the proposed development will be reasonable and will not create an undue adverse effect upon the capacity existing or planned community facilities.	–	✓	✓
11 The proposed development will be compatible with and will not have undue adverse effects on the character of the area as defined in Paragraph 5003.C(1), character of the area.	–	✓	✓
12 Traffic generated by the proposed development will not exceed the capacity of or create congestion or unsafe conditions on roads, highways and intersections in the vicinity.	–	✓	✓
13 The proposed development will avoid, minimize and/or mitigate (listed in order of preference) undue adverse effects on significant natural resources and environmental quality.	–	✓	✓
14 The proposed development will logically extend existing settlement patterns and create interconnected road networks to the maximum extent feasible given the terrain and other characteristics of the land.	–	–	✓
15 The proposed development will be designed and laid out to make efficient use of land and to minimize the amount of roads and other infrastructure necessary to serve the lots.	–	–	✓
16 Lots within the proposed development will vary in size and frontage, and buildings will vary in design (form, style, color, materials, etc.) and placement, to replicate rural or village settlement patterns (i.e., not a 'cookie-cutter' subdivision).	–	–	✓