

An aerial photograph of a town street, likely Chester, Vermont. The street runs vertically through the center of the image, flanked by residential houses and trees. In the background, rolling mountains are visible under a clear sky. The trees show some autumnal colors, with yellows and oranges interspersed among the greens. A white rectangular box is overlaid on the right side of the image, containing the title and workshop information.

CHESTER UDB MODERNIZATION

WORKSHOP #1

JULY 18, 2022

PURPOSE & OUTLINE

- Purpose
 - To review existing documents, identify goals and principles to guide Unified Development Bylaw amendments
- Presentation Outline
 - Overview
 - Fair Housing Law
 - Smart Growth Principles
 - Zoning for Great Neighborhoods
 - Town Plan
 - Village Center Master Plan
 - 2018 Zoning Audit

UNIFIED DEVELOPMENT BYLAWS TOWN OF CHESTER, VERMONT



ADOPTED MARCH 15, 2017
AMENDED JUNE 1, 2022

EFFECTIVE APRIL 5, 2017
EFFECTIVE JUNE 22, 2022

OVERVIEW

- Dylan's Rule State & Municipal and Regional Planning and Development [24 V.S.A. Chapter 117]
- Municipal Plan [24 V.S.A. Chapter 117 Subchapter 5]
- Regulatory Implementation of Municipal Plan [24 V.S.A. §4402, §4410]
 - In conformance with the plan
 - Adopted for the purposes set forth in §4302
- Nonregulatory Implementation of Municipal Plan [24 V.S.A. §4403]

"Conformance with the plan":

(A) Makes progress toward attaining, or at least does not interfere with, the goals and policies contained in the municipal plan.

(B) Provides for proposed future land uses, densities, and intensities of development contained in the municipal plan.

(C) Carries out, as applicable, any specific proposals for community facilities, or other proposed actions contained in the municipal plan.

FAIR HOUSING LAW

- Fair Housing is the right to equal opportunity in the rental, sale, and financing of housing under federal, state and local laws.
- Federal Fair Housing Act under the Civil Rights Act of 1968 and amended in 1988
- Vermont's Fair Housing Act

It is against the law to deny anyone housing because of their:

- Race
- Color
- National Origin
- Religion
- Sex, sexual orientation, or gender identity
- Disability (mental or physical)
- Family status
- Marital status
- Age
- Receipt of public assistance (including Section 8 and other housing vouchers, 3SquaresVT, etc.
- Status as a victim or survivor of domestic violence, sexual assault, or stalking

SMART GROWTH PRINCIPLES

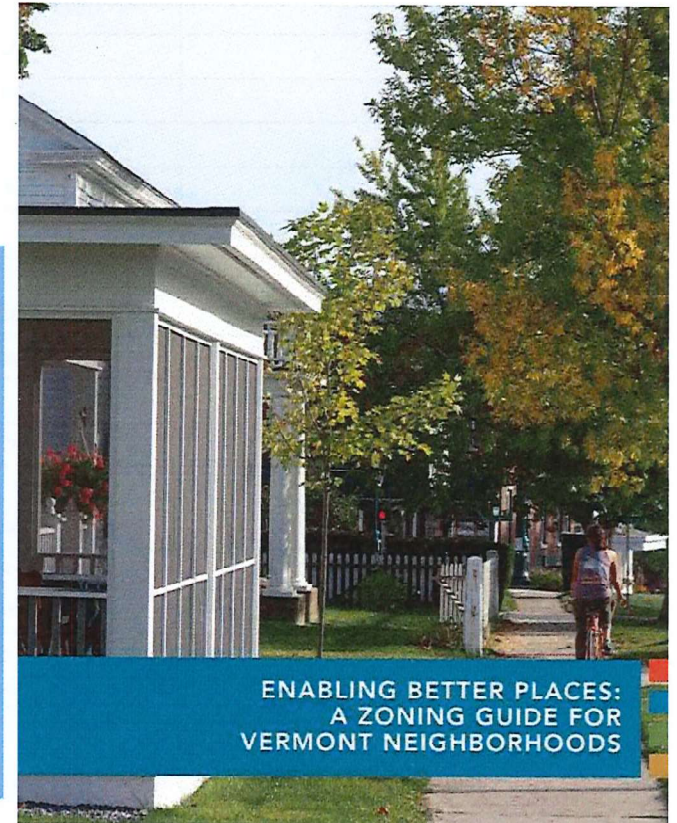
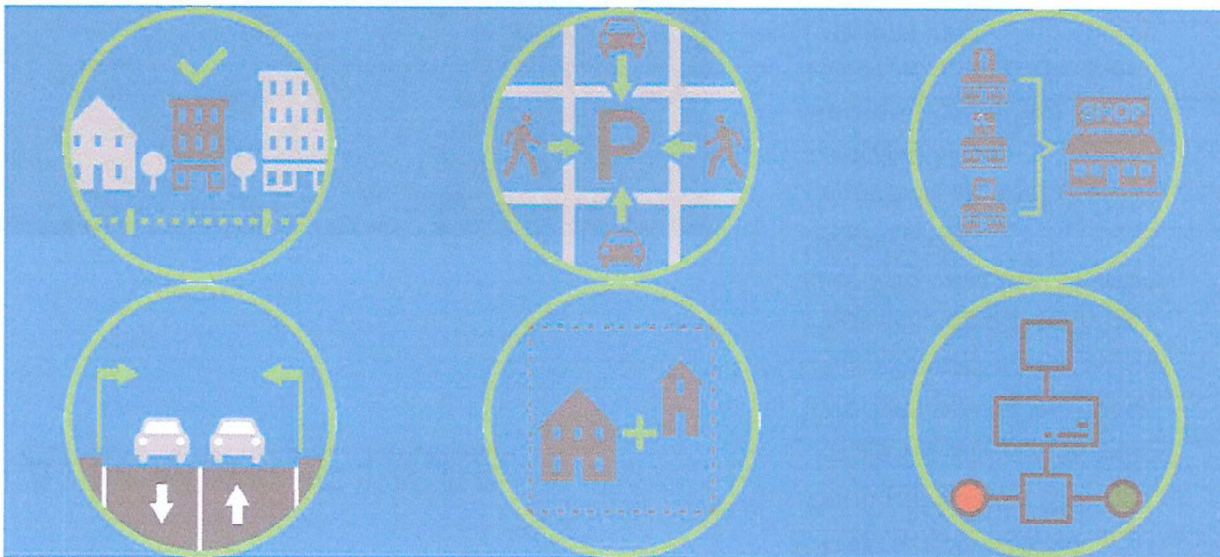


- Smart Growth Principles are defined in the Historic Downtown Development Act [24 V.S.A. §2791]
 - Historic development pattern of compact village centers surrounded by rural countryside
 - Enables choice in transportation modes
 - Protects important environmental, natural and historic features
 - Strengthens agricultural and forest industries
 - Balances growth with availability of public utilities and services
 - Supports a diversity of viable businesses in villages
 - Housing that meets the needs of a diversity of social and income groups
- Settlement pattern that is not characterized by:
 - Scattered development located outside compact village center that is excessively land consumptive
 - Limits transportation options
 - Fragments farmland and forestland
 - Development that is not serviced by municipal infrastructure
 - Linear development along well-traveled roads

SMART GROWTH CONT.



ZONING FOR GREAT NEIGHBORHOODS



ALLOWABLE USES

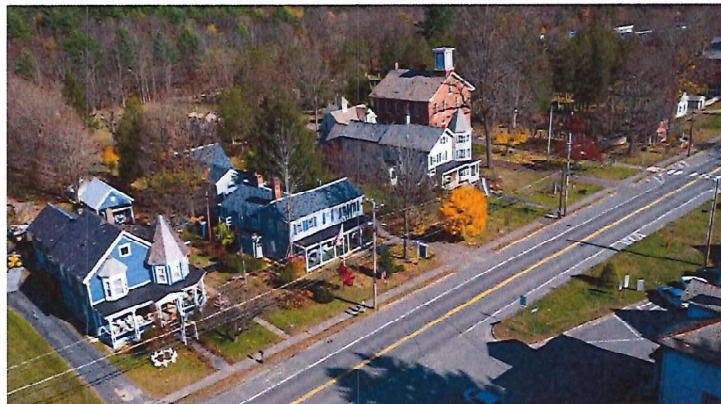


TABLE 6 - LAND USE TABLE - DOWNTOWN DISTRICT

Description of Use	Permission	Special Restrictions
Principal Residential		
Single-household building	C	
Two-household building	P	
Three-household building	P	
Four-household building	P	
Building with five or more households	P	
Accessory dwelling units	P	
Lodging Uses		
Bed and breakfast inn	P	
Hotel, motel, and other lodging uses	P	
Institutional Uses		
All institutional uses	P	
Commercial Uses		
Automobile sales	N	
Adult entertainment	N	
Gas stations	N	
Storage facilities	N	

DIMENSIONAL STANDARDS

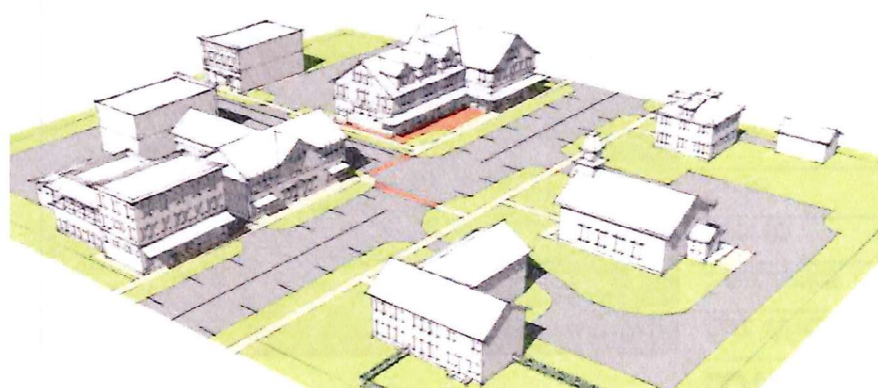


TABLE 4 - DIMENSIONAL STANDARDS FOR STRUCTURES AND LOTS

Lot Widths	30' min.
Setbacks	
Front	0' min., 0' max.
Side	0 or 5' min.
Rear	3' min. with rear lanes or 12' min.
Parking setback from building front	20' min
Maximum building height	3.5 stories
Maximum building width	120' per building, within 30' of front
Maximum building coverage	100% per site

[Numbers in green must reflect the character of the local context. Use the Character Survey below to determine the appropriate dimensions.]

PARKING STANDARDS



THIS: SHARED PARKING LOCATED TO THE REAR OR SIDE OF BUILDINGS WITH CROSS ACCESS BETWEEN LOTS

B. On-Site Parking and Loading

1. On-site parking spaces are not required. [Alternative: "On-site parking spaces must be provided in accordance with Table 1. Each on-street parking space directly adjoining the site will replace two parking spaces otherwise required by Table 1.]
2. Parking spaces constructed on-site cannot be located in front of buildings.
3. Unless no reasonable alternative exists, on-site parking shall be located to the rear of building. When no such reasonable alternative exists (including on-street or shared off-site parking), parking may be located to the side, no closer to the street than the façade.
4. Access to on-site parking and loading areas is limited as follows:
 - a. Access must be from a rear alley where available.
 - b. Access may be from a street adjoining the rear or side property line if a rear alley is not available.
 - c. If access is not possible from a rear alley or rear or side street, access may be provided from a driveway from the street.

OPTIONAL TABLE 1 - REQUIRED ON-SITE PARKING SPACES

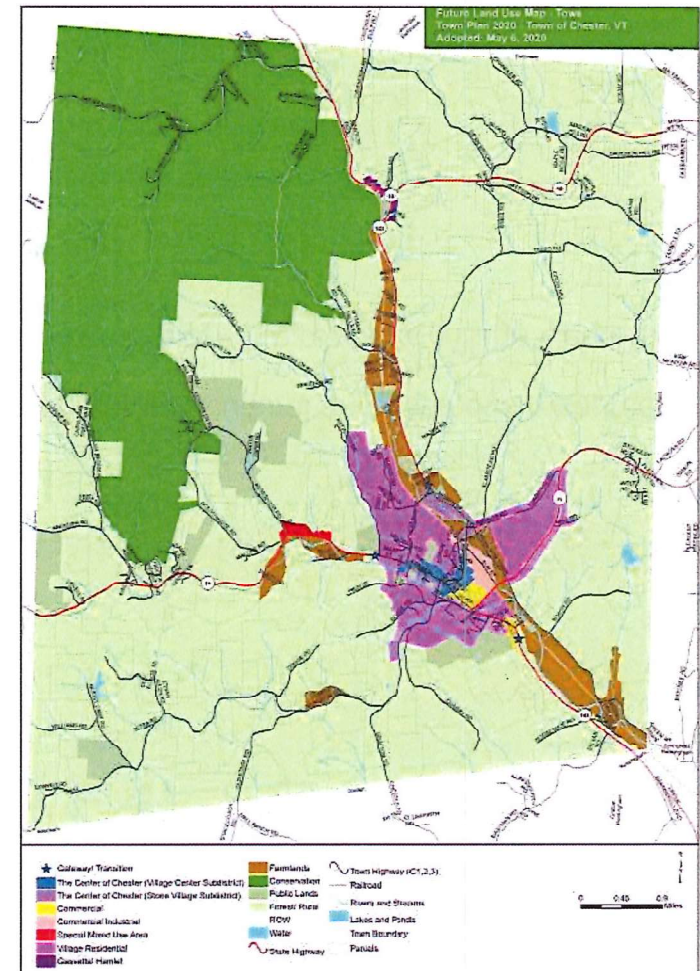
Uses	Minimum Parking Spaces Required
All Residential Uses	1 space per household unit
All Lodging Uses	1 space per sleeping unit
All Assembly Uses	1 space per 4 installed seats
All Retail Uses	1 space per 300 sq. ft. of display floor area
Medical Offices	1 space per 400 sq. ft. of gross floor area
All Other Offices	1 space per 500 sq. ft. of gross floor area
Restaurants/Taverns	1 space per 4 indoor seats

TOWN PLAN – KEY THEMES

- Maintain existing settlement pattern
- Intensive residential development in areas served by municipal water and sewer
- Residential development in rural areas designed to prevent negative impacts on natural, cultural and aesthetic resources
- Economic growth encouraged in village center and areas designated for industry; employed to revitalize Village Centers
- Discourage strip commercial development along highways
- Transportation system that encourages public transit, walking and biking
- Housing of all types to meet the needs of diverse social and income groups

TOWN PLAN – FUTURE LAND USE

- Preserve the historical development pattern of mixed-use village areas surrounded by open land, agriculture, mining, forest, and low-density residential use.
- In order to maintain the existing settlement patterns, higher density residential, commercial, and industrial development should be located in the village areas of the Town, and within walking distance of most of the residents of the village.
- Development adjacent to significant natural resources (waterways, large forested areas, wildlife habitat, etc.) should be compatible with the value of those resources and negative impacts on the natural resource should be mitigated with buffer strips or visual screening, where this will be effective mitigation and where possible.



TOWN PLAN – OTHER KEY PROVISIONS

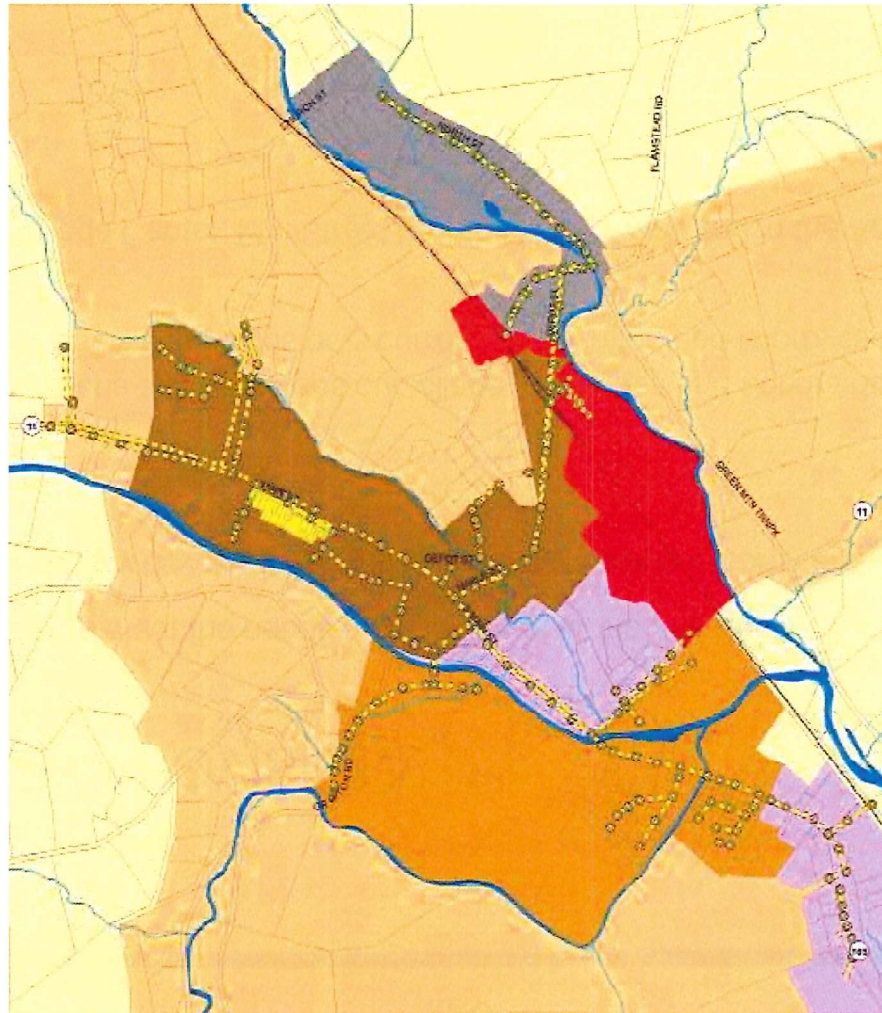
Housing:

- To guide housing development in Chester to meet the needs of residents of all income levels.
- Allow for multi-family housing or higher density development of single family housing in some areas of town in order to provide for the housing needs of lower income residents.

Economic Development:

- To promote economic growth that strengthens and revitalizes our village, preserves and honors our history and working landscape, maintains the special charm that is what Chester is currently known for, and improves the socio-economic well-being of Chester residents.
- Economic growth is desired within the Village Center, Elm Street, Southern Gateway, and in the Armory Building area as described in Chapter 10.

MUNICIPAL INFRASTRUCTURE



VILLAGE CENTER MASTER PLAN

- Aligning local land use, zoning and development policy to better support the **preservation of historic resources**.
- When reviewing existing zoning regulations and town policies covering the overall Village Center, the Town may want to **establish common design parameters**, but support **some flexibility** to allow each area to have its own design expression.
- Ensuring alignment between historic and Village Center districts, community vision and underlying zoning regulations.
- Additional parking for Common Street – Zoning changes to **address parking** might be needed.
- **Preserve the natural setting and green space within the Village Center** wherever possible – Address as part of zoning bylaws and town plan update process (See 7D).
- **UPDATE UNIFIED DEVELOPMENT BYLAWS (7D)** – Hire a consultancy to do a comprehensive review of the UDB's. Educate members of the Planning Commission on **modern land use policy and techniques**. Develop a **smoother and easier process for permitting**. Consider housing policy within the context of this update to explore ways to **promote new [housing] options within the Village Center (accessory dwelling units, caretaker units)** that support the needs of locals including seniors and those with fixed incomes.

MASTER PLAN CONT.



Existing Conditions

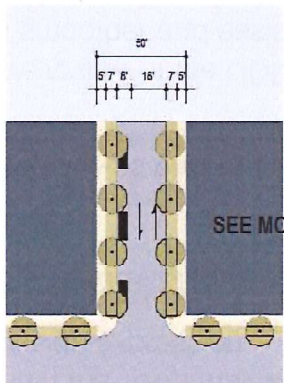


Concept Vignette

KEY		ST-57-20-BL
Thoroughfare Type		
Right of Way Width		
Pavement Width		
Transportation		

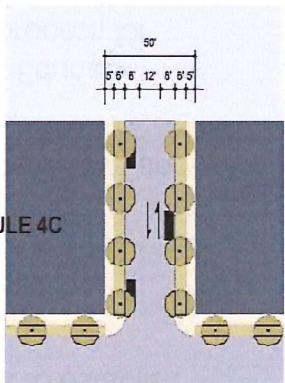
THOROUGHFARE TYPES	
Highway:	HW
Boulevard:	BY
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Passage:	PS
Tranca Route:	TR

Thoroughfare Type	Street
Transverse Zone Assignment	T4, T5, T6
Right-of-Way Width	50 feet
Pavement Width	28 feet
Movement	Slow Movement
Design Speed	20 MPH
Pedestrian Crossing Time	7.4 seconds
Traffic Lanes	2 lanes
Parking Lanes	One side @ 8 feet marked
Curb Radius	10 feet
Walkway Type	5 foot Sidewalk
Planter Type	7 foot continuous Planter
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	BR



ST-50-26

Thoroughfare Type	Street
Transverse Zone Assignment	T4, T5, T6
Right-of-Way Width	50 feet
Pavement Width	28 feet
Movement	Yield Movement
Design Speed	20 MPH
Pedestrian Crossing Time	7.6 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both sides @ 8 feet unmarked
Curb Radius	10 feet
Walkway Type	5 foot Sidewalk
Planter Type	6 foot continuous Planter
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	BR



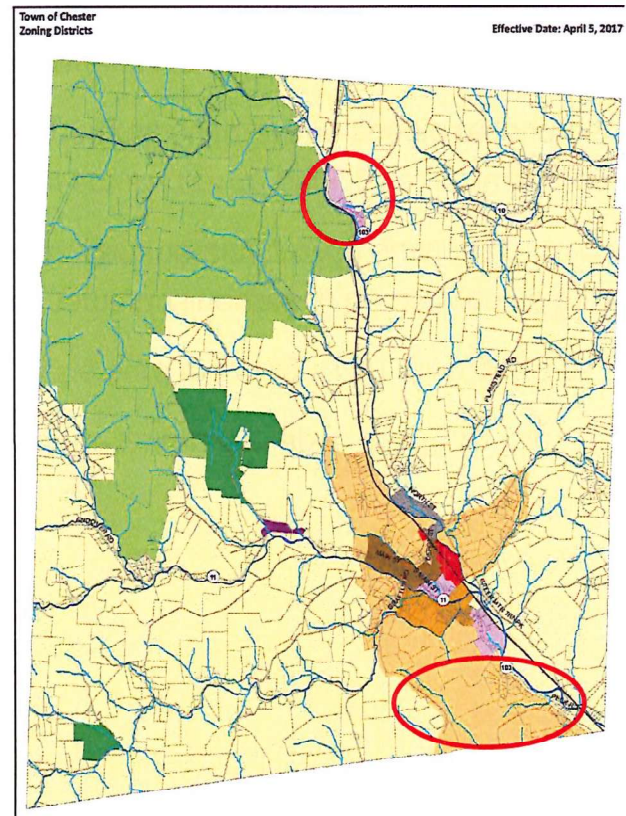
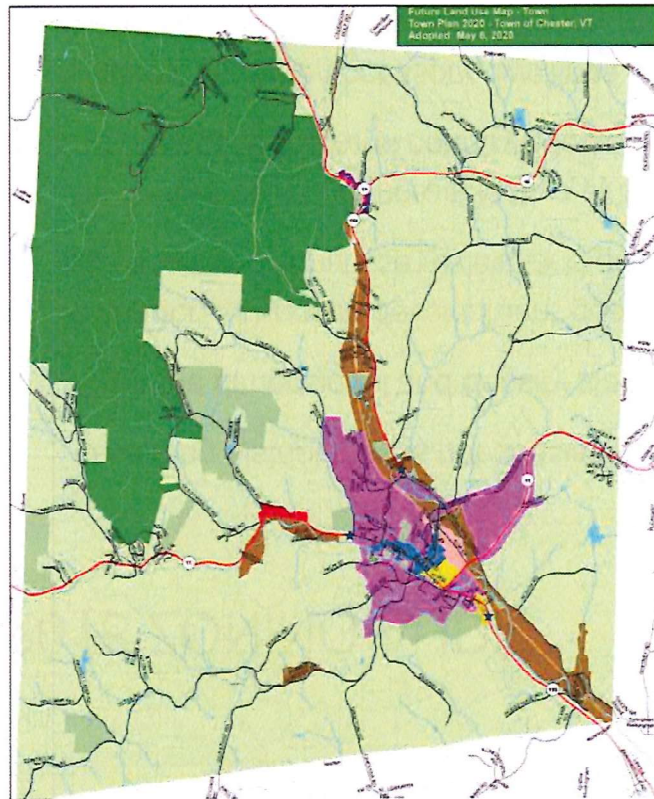
ST-50-28

Thoroughfare Type	Street
Transverse Zone Assignment	T4, T5, T6
Right-of-Way Width	50 feet
Pavement Width	28 feet
Movement	Yield Movement
Design Speed	20 MPH
Pedestrian Crossing Time	7.6 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both sides @ 8 feet unmarked
Curb Radius	10 feet
Walkway Type	5 foot Sidewalk
Planter Type	6 foot continuous Planter
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	BR

2018 ZONING AUDIT

- The **zoning district map** is not consistent with the future land use map in the Town Plan.
- Revisit the **dimensional and density standards** to make sure they align with town goals as well as existing conditions.
- To support economic development goals, **allow for some businesses to be allowed as a permitted use**, rather than requiring conditional use review, and **disallow certain commercial growth outside of the community center**.
- The Bylaws could be more effective at implementing smart growth principles, including **promoting transportation options** and **protecting the rural countryside and important natural, cultural and scenic resources**.
- To **better promote accessory dwellings**, move standards from definitions and into Section 3.1, consider allowing larger accessory dwellings, and allow the property owner to live in either the main house or accessory dwelling.

FUTURE LAND USE MAP VS. ZONING DISTRICT MAP



FUTURE LAND USE MAP VS. ZONING DISTRICT MAP

