

UNIFIED DEVELOPMENT BYLAWS
TOWN OF CHESTER, VERMONT



ADOPTED MARCH 15, 2017 EFFECTIVE APRIL 5, 2017

AMENDED JUNE 1, 2022 EFFECTIVE JUNE 22, 2022

DRAFT FOR PLANNING COMMISSION HEARING OF FEBRUARY 22, 2023

Plus Draft Zoning District Amendments 04.13.2023

ARTICLE 2 – Establishment of Zoning Districts & District Standards

2.1 Classes of Districts

For the purposes of these Bylaws, the boundaries of districts are and shall be established as shown on the Zoning Map of the Town of Chester, which map is hereby declared to be part of these Bylaws, and the area of the Town of Chester is hereby divided into the following classes of districts:

VC - Village Center

VG - Village Green

RC - Residential/Commercial

CI - Commercial/Industrial

SV - Stone Village

N – Neighborhood *(note: R20 and R40 are merged into a proposed Neighborhood District)*

R40 - Residential 40,000 square foot lots *(note: some R40 remains outside of the N Dist.)* **A3 - Adaptive 3**

R120 - Residential 120,000 square foot lots

OS – Open Space District

CR - Conservation-Residential

F - Forest

APO - Aquifer Protection Overlay District

FDP - Flood Damage Prevention Overlay District

A full and detailed written description of the precise boundaries of all districts, which is a part of these Bylaws, is on file with the Town Clerk of the Town of Chester.

2.2 District Uses and Requirements

The following are district uses, lot size minimums, setbacks, frontage requirements and maximum coverage.

A. Permitted Uses

Permitted uses are those uses that can be approved by the Zoning Administrator (ZA), without action of the Development Review Board. All permitted uses shall comply with the Parking and Sign Requirements for the District.

B. Conditional Uses

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Specific Conditional Uses are permitted in each district only by approval of the Development Review Board provided that the general and specific standards and special criteria outlined in Section 4.7 of these Bylaws are met.

2.3 Village Center (VC) District

A. Purpose: To provide a mix of commercial, residential and civic uses that are consistent with the traditional compact Village Center as described in *the Chester Town Plan*. Development in this District shall be of the highest density in the Town, preserve historic character, and provide a pedestrian-friendly streetscape that accommodates public transportation.

B. Permitted Uses: The following land uses require a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Accessory Dwelling Unit
2. Accessory Structure
3. Accessory Use (e.g., Home Child Care Facility)
4. Family Childcare Home
5. Group Home
6. **Home Occupation**
7. Private Broadcast Facility
8. Residential – Single- and Two-**Household**
9. **Residential – Multi-Household (3- or 4-Units)**

Note: previously Home Occupation was under Accessory Use.

C. Conditional Uses: The following land uses require conditional use review by the Development Review Board (see Section 4.8) and a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Arts & Entertainment
2. Civic/Institutional
3. Commercial Broadcast Facility
4. Family Child Care Facility
5. Health Care Facility
6. Home Business
7. Light Industry
8. Mixed Use
9. Personal Service Shop
10. Professional Office
11. Recreation
12. Residential – Multi-**Household (5 or More Units)**
13. Restaurant

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- 14. Retail Store
- 15. Tourist Lodging

Removed Building and Construction Trades as a conditional use

D. Dimensional Standards:

	Proposed	Existing VC
Minimum Lot Size	1/8 acre (5,445 sq. ft.)	20,000 sq ft
Minimum Lot Frontage	50 ft.	100 ft
Minimum Front Yard Setback	10 ft.	20 ft
Minimum Side Yard Setback	5 ft.	15 ft
Minimum Rear Yard Setback	10 ft.	15 ft
Maximum Lot Coverage	80%	35%
Maximum Building Height	35 ft.	35 ft

E. Supplemental Standards:

1. Building Orientation. Buildings shall front toward and relate to frontage streets, both functionally and visually, and not be oriented toward parking lots.

2. Character of Development. New buildings and modifications of existing buildings shall be of a similar building mass and orientation as buildings in this District, and shall not unduly detract from the existing character of the Village. Where there are conflicts with existing adjoining buildings, building modifications or expansions of uses shall not increase the degree of conflict.

3. Landscaping and Screening. The Development Review Board shall require landscaping or other screening between incompatible uses or structures.

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2.7 Neighborhood (N) District

A. Purpose: To provide higher-density residential neighborhoods with a mix of housing types and compatible commercial and civic uses that are consistent with the Chester Town Plan.

B. Permitted Uses: The following land uses require a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Accessory Dwelling
2. Accessory Structure
3. Accessory Use (e.g., Home Child Care Facility)
4. Agricultural/Forestry (See Sec. 4.3 Exemptions)
5. Family Child Care Home
6. Group Home
7. Home Occupation
8. Private Broadcast Facility
9. Residential – Single- and Two-Household
10. Residential – Multi-Household (3- or 4-Units)

C. Conditional Uses: The following land uses require conditional use review by the Development Review Board (see Section 4.8) and a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Civic / Institutional
2. Commercial Broadcast Facility
3. Family Child Care Facility
4. Home Business
5. Mixed Use
6. Professional Office
7. Recreation
8. Residential – Multi-Household (5 or more units)
9. Retail Store
10. Tourist Lodging

Deleted Building and Construction Trades. D.

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Dimensional Standards:

	Proposed	R20	Proposed	R20	R40
	Class 1	Class 1	Class 2	Class 2	
Minimum Lot Size	1/5 Acre (8,712 sq. ft.)	20,000 Sq ft	30,000 sq. ft.	30,000 Sq ft	40,000 Sq ft
Minimum Lot Frontage	60 ft.	120 ft	150 ft.	150 ft	120 ft
Minimum Front Yard Setback	15 ft.	25 ft	25 ft.	25 ft	40 ft
Minimum Side Yard Setback	10 ft.	20 ft	20 ft.	20 ft	30 ft
Minimum Rear Yard Setback	10 ft.	20 ft	20 ft.	20 ft	30 ft
Maximum Lot Coverage	50%	20%	20%	20%	20%

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Maximum Building Height	35 ft.	35 ft.	35 ft	35 ft	35 ft
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NOTES:

Class 1 = Municipal Water & Sewer Services

Class 2 = On-Site Water and/or Wastewater

E. Supplemental Standards:

1. Character of Development. New development in this District shall be consistent with residential neighborhoods that are within walking distance of the village, and should be compatible with a circulation system to accommodate pedestrians and other non-motorized travel.