

LAND DEVELOPMENT AND PROCEDURES

163 Attachment 1

Schedule 1 - Part 1  
Schedule of Lot Area, Yard and Building Requirements  
Borough of Chester

[Amended 1-22-2002 by Ord. No. 2002-3; 8-16-2005 by Ord. No. 2005-16; 7-18-2006 by Ord. No. 2006-19; 4-17-2007 by Ord. No. 2007-7; 6-20-2023 by Ord. No. 2023-06]

Lot Area Requirements								Yard Requirements						Building Size Requirements <sup>9</sup>			
Zone	Use	Minimum Area in Square Feet	Minimum Lot Width in Feet	Minimum Lot Depth in Feet	Maximum Density	Open Space: Maximum Percent of Lot Covered by Buildings and Structures	Maximum Percent of Lot Impervious Coverage	Principal Building				Accessory Building <sup>10</sup>		Maximum Height in Stories	Maximum Height in Feet	Minimum Gross Floor Area in Square Feet (One Story)	
								Front Yard in Feet	One Side Yard in Feet	Both Side Yards in Feet	Rear Yard in Feet	Front Yard in Feet	Side Yard in Feet				Rear Yard in Feet
RHD	Single-family	1 acre	150	150	1/lot	See <sup>5</sup>	See <sup>5</sup>	50	15	40	75	50	20	20	2	35	n/a
	Churches/schools/libraries	4 acres	150	150	1/lot	20%	40%	75	30	60	50	75	20	20	2	40 <sup>2</sup>	n/a
RLD	Single-family	2 acres	175 <sup>3</sup>	150	1/lot	See <sup>5</sup>	See <sup>5</sup>	75	30	80	75	75	30	50	2	35	n/a
	Churches/schools/libraries	8 acres	200	200	1/lot	20%	40%	75	30	60	50	75	20	20	2	40 <sup>2</sup>	n/a
MH	Mobile home parks	8 acres	200	150		15%	40%	50	15	30	30	50	20	20	1	10	n/a
B1	Business	1/4 acre	100	75		50%	70%	10	--	5	20	10	--	--	2.5	35	n/a
B-1A	Business	1/4 acre	100	75	1/lot <sup>8</sup>	40%	60%	30 <sup>6</sup>	15	30	30		10	10	2	30 <sup>7</sup>	N/A
B2	Business	1/2 acre	125	100		30%	65%	50	15	30	30	50	15	20	2.5	35	n/a
B3	Business	1 acre	200	150		30%	65%	50	20	50	30	50	20	30	2.5	35	n/a
LBT	Limited business	1/2 acre	100	150		30%	60%	50	15	30	30	n/a	10	10	2.5	35	n/a
OP	Office	1 acre	150	150		30%	60%	50	15	30	30	50	10	10	2.5	35	n/a
OT	Office	1/2 acre	125	100		20%	60%	50	15	30	20	50	10	10	2.5	35	n/a
I	Industrial	5 acres	200	300		30%	60%	100	15 <sup>4</sup>	150 <sup>4</sup>	50 <sup>4</sup>	100	50 <sup>4</sup>	30 <sup>4</sup>	2	35	7,500

NOTES:

<sup>1</sup> Density requirements for permitted institutional uses are:

Use	Density
Library	1 per lot
Hospital	10,000 square feet per bed
Disabled and seniors	8,000 square feet per unit

<sup>2</sup> Except church steeples which shall not exceed 100 feet.

<sup>3</sup> Minimum lot width shall be measured at the front yard setback line and shall not be less than that specified on this schedule. In the RLD Zone, lot frontage measured at the curblin may be reduced to 125 feet if lot fronts on a cul-de-sac; corner lots shall have frontage to 175 feet on at least one abutting street, and frontage of interior lots shall be no less than minimum lot width.

<sup>4</sup> See § 163-74A(8) for additional requirements if bounding a residential zone.

<sup>5</sup> See Schedule 1 - Part 2 to calculate permitted open space: maximum percent of lot covered by buildings and structures and maximum percent of lot impervious coverage for the single-family use in the RHD and RLD zoning districts.

<sup>6</sup> May be reduced to five feet when building includes a covered porch across entire length of building front, parallel to street, provided that the porch is not less than eight feet in depth from the front wall of the building.

<sup>7</sup> May be increased to 35 feet when slope of roof is parallel to street, roof gables are provided, and gable ends of roof are perpendicular to street.

<sup>8</sup> The maximum number of residential dwellings shall be not more than one dwelling unit per lot in the B-1A Zone, provided the dwelling shall be limited to the second floor when a nonresidential use is included on the same lot. Affordable housing may be permitted at a density of not more than six affordable dwelling units per acre, which may be combined with a nonresidential use on the same lot. An even mix of low- and moderate-income affordable housing shall be provided, except where an odd number of dwelling units is proposed in which case the additional dwelling unit shall be a low-income unit.

<sup>9</sup> New building construction in the B-1 and B-1A Zones shall comply with the floor area limit requirements set forth in the attached schedule entitled "Sliding Scale Floor Area Limit." See Schedule 1 - Part 3.

## CHESTER CODE

<sup>10</sup> Accessory buildings and sheds not exceeding 200 square feet and a maximum height of 16 feet shall be permitted in the RHD and RLD Zones as follows:

RHD Zone  
Front: 50 feet  
Side: 10 feet  
Rear: 10 feet

RLD Zone  
Front: 75 feet  
Side: 10 feet  
Rear: 10 feet