

ZONING

98 Attachment 2

Town of Chester

AR-3 District

Schedule of Use and Area Requirements

[Amended 6-7-2005 by L.L. No. 2-2005; 3-6-2007 by L.L. No. 4-2007; 9-9-2008 by L.L. No. 4-2008; 2-23-2011 by L.L. No. 2-2011; 9-27-2017 by L.L. No. 1-2017]

Permitted Uses	Uses Requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yards (feet)				Maximum Building Height (feet)	Maximum Percentage of Building Coverage
			Area (acres)	Width (feet)	Front	One Side	Total Side	Rear		
1. Single-family dwellings not to exceed one dwelling unit per lot.	1. Bed-and-breakfast per § 98-29. 2. Contractor's equipment storage as an accessory to a residential use in conformance with § 98-22A. 3. Clustered developments with approval per § 98-25 and with lot areas as required in said section and set forth in this table ¹ . Site plan approval shall be required by the Planning Board only for multipurpose or community buildings, recreation or other facilities or areas as determined by the Planning Board.	1. Customary accessory buildings, including swimming and wading pools not operated for gain, private garage, storage building or carport. 2. Keeping of not more than one horse per acre for each acre above two acres, for personal use, on a minimum-three-acre lot. 3. Keeping of not more than a total of five dogs and/or cats over six months of age or two other domestic animals or 25 fowl or the keeping and breeding of fish. 4. Customary home occupations, including (a) family day-care home; (b) group family day-care home, per § 98-29H(2)(a) only for a permitted single-family dwelling. 5. (Reserved)	3	250	100	40	100	100	35	10%
			(21,780) ²	(100) ²	(35) ²	(15) ²	(30) ²	(40) ²	(40) ²	(20%) ²
2. Municipal buildings and uses, including fire stations, offices, libraries, parks, museums, etc., and public schools.	4. Veterinarian's office and/or dog kennel accessory to a residence per § 98-29. 5. Cemeteries. ³ 6. Bed-and-breakfast inn as per § 98-29 within one mile of the LB-SL District.	6. Customary accessory uses and required parking and loading areas pursuant to § 98-22 and signs pursuant to § 98-21.	5	400	100	100	200	100	35	10%
3. Commercial agricultural operations, provided that there shall be no stable or similar animal housing or the storage of manure or other odor- or dust-producing substance of use, except spraying or dusting to protect vegetation, within 150 feet of any property line, as follows: a. The raising of crops, orchards, vineyards, and nurseries. b. Keeping, breeding and raising of cattle, sheep, goats, pigs, llamas, alpacas, ratites, horses and rental of horses. c. Keeping, breeding and raising of fowl on lots of 50 acres. No more than 500 fowl shall be permitted per acre. Site plan approval is required for new uses or for changes from existing zoning in order for the Planning Board to ensure that the separation standards for new stabling, manure storage, etc., as set forth above are met.	7. Storage of nonfarm materials, products and equipment in barns and outbuildings already in existence prior to May 2003. Changes in storage of materials shall require notice of the Building Inspector and Planning Board review, if required by the Building Inspector.	7. Barns, silos and related buildings, provided they conform to yard requirements for principal buildings and uses. 8. Accessory produce storage structures and packing warehouses. 9. Seasonal roadside stand not larger than 300 square feet, for the sale of agricultural products grown principally on the premises. ¹ 10. Nonseasonal stand no larger than 1,000 square feet in area for the sale of agricultural produce, set back at least 50 feet from the road. 11. Outdoor storage of farm equipment, provided that it is not located in a front yard. 12. Dormitories or residence for employees living on the premises.	10	500	100	150	300	150	60	10%
			10	500	100	150	300	150	30	10%
	8. Small-scale solar energy systems per § 98-40D.		See § 98-29.	250	100	40	100	100	35	10%
	9. Large-scale solar energy systems per § 98-40E.									
	10. Utility scale solar energy systems per § 98-40F.		50	500	100	150	300	150	35	10%
	11. Public utility structures and rights-of-way per § 98-29.		As required by the appropriate regulatory agency.							
	12. Excavations and removal of soil, subject to §§ 98-12 and 98-13. DEC mining permit may be required.		20	500	150	150	300	150	15	—

NOTES:

¹ Lot sizes for lots without water or sewer, clustered, is 3/4 acre or 32,760 square feet. Lots with central sewer, clustered, will be made smaller down to 21,780 square feet which is required for lots with both services.

² Lot area may only be reduced to the area and setbacks shown in parentheses via clustering based on a conventional plan.

³ See regulations for existing historic cemeteries.

⁴ Must be approved by the appropriate highway agency.

CHESTER CODE

Town of Chester

SR-1 District

Schedule of Use and Area Requirements

[Amended 6-7-2005 by L.L. No. 2-2005; 3-6-2007 by L.L. No. 4-2007; 9-9-2008 by L.L. No. 4-2008; 2-23-2011 by L.L. No. 2-2011; 9-27-2017 by L.L. No. 1-2017]

Permitted Uses	Uses Requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yards (feet)				Maximum Building Height (feet)	Maximum Percentage of Building Coverage
			Area (acres)	Width (feet)	Front	One Side	Total Side	Rear		
1. Single-family dwellings not to exceed one dwelling unit per lot with neither central water nor central sewer.	1. Bed-and-breakfast per § 98-29.	1. Customary accessory buildings, including swimming and wading pools not operated for gain, private garage, storage building or carport. 1.1. Keeping of not more than one horse per acre for each acre above two acres, for personal use, on a minimum-three-acre lot. 2. Keeping of not more than a total of five dogs or cats over six months of age or two other domestic animals or 10 fowl. 3. Customary home occupations, including (a) family day-care home; (b) group family day-care home per § 98-29H(2)(a) only for a permitted single-family dwelling.	1	150	60	30	60	60	35	15%
2. Single-family dwellings, not to exceed one dwelling unit per lot with central water and sewer.	2. Clustered developments with approval per § 98-25 and with lot areas as required in said section and as set forth in this table ¹ . Site plan approval shall be required by the Planning Board only for multipurpose or community buildings, recreation or other facilities or areas as determined by the Planning Board.	4. Same as 1 and 2 above. 5. Same as 3 above if the lot is one acre or larger.	1 (21,780 square feet) ²	150 (100) ²	60 (35) ²	30 (15) ²	60 (30) ²	60 (40) ²	35 (40) ²	15% (20%) ²
3. Single-family dwellings not to exceed one dwelling unit per lot with either central water or central sewer.			1 (32,670 square feet) ¹	150 (100) ²	60 (40) ²	30 (15) ²	60 (30) ²	60 (30) ²	35 (40) ²	15% (20%) ²
4. Municipal buildings and uses, including fire stations, offices, libraries, parks, museums, public schools, etc.	3. Veterinarian's office and/or dog kennel accessory to a residence per § 98-29. 4. Religious institution as per § 98-29F. 5. Cemeteries. ³ 6. Bed-and-breakfast inn per § 98-29.	6. Customary accessory uses and parking and loading areas as required pursuant to § 98-22 and signage pursuant to § 98-21. 7. Accessory uses limited to parish houses, day-care centers, nursery schools, meeting halls and required parking and loading areas pursuant to § 98-22 and signs pursuant to § 98-21. 8. Customary accessory uses parking and loading areas pursuant to § 98-22 and signs pursuant to § 98-21.	5	400	100	100	200	100	35	10%
	7. Schools as per § 98-29O.		See § 98-29.	150	60	30	60	60	35	15%
	8. Annual membership clubs providing outdoor recreational facilities per § 98-29.		50	500	100	150	300	150	35	10%
	9. Public utility structures and rights-of-way, per § 98-29.		As required by the appropriate regulatory agency.							
	10. Excavations and removal of soil, subject to §§ 98-12 and 98-13. DEC mining permit may be required.		20	500	150	150	300	150	15	—
	11. Small-scale solar energy systems per § 98-40D.									

NOTES:

¹ Lot sizes for lots without water or sewer, clustered, is 3/4 acre or 32,760 square feet. Lots with central sewer, clustered, will be made smaller down to 21,780 square feet which is required for lots with both services.

² Lot area may only be reduced to the area and setbacks shown in parentheses via clustering based on a conventional plan of one-acre lots.

³ See regulations for existing historic cemeteries.

ZONING

Town of Chester

SR-2 District

Schedule of Use and Area Requirements

[Amended 6-7-2005 by L.L. No. 2-2005; 3-6-2007 by L.L. No. 4-2007; 9-9-2008 by L.L. No. 4-2008; 2-23-2011 by L.L. No. 2-2011; 9-27-2017 by L.L. No. 1-2017]

Permitted Uses	Uses Requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yards (feet)				Maximum Building Height (feet)	Maximum Percentage of Building Coverage
			Area (acres)	Width (feet)	Front	One Side	Total Side	Rear		
1. Single-family dwellings, not to exceed one dwelling unit per lot with neither central water nor central sewer service.	1. Conversion of a single-family home to a two-family dwelling per § 98-29. ¹ 2. Bed-and-breakfast per § 98-29. 3. Clustered development with approval per § 98-25 and with lot areas as set forth in this table ² . Site plan approval shall be required by the Planning Board only for multipurpose or community buildings, recreation or other facilities or areas as determined by the Planning Board.	1. Customary accessory buildings, including swimming and wading pools not operated for gain, private garage, storage building or carport. 2. Customary home occupations, including (a) family day-care home; (b) group family day-care home, per § 98-29H(2)(a) only for a permitted single-family dwelling.	1	150	60	30	60	60	35	15%
2. Single-family dwellings, not to exceed one dwelling unit per lot with either central water or central sewer.			32.670 square feet	100	35	20	40	40	35	20%
3. Single-family dwellings, not to exceed one dwelling unit per lot with both central water and central sewer.			21,780 square feet	100	35	15	30	40	35	25%
4. Municipal buildings and uses, including fire stations, offices, libraries, parks, museums and public schools, etc.	4. Two-family dwellings not to exceed a total of two dwelling units per lot. ^{1,3}	3. Keeping of not more than a total of five dogs or cats over six months of age or two other domestic animals.	(1)	125	35	20	40	40	35	20%
	5. Planned adult communities as per § 98-29.		25	300	As required in § 98-29.					
	6. Senior housing as per § 98-29. 7. Senior assisted-care facility as per § 98-29. 8. Annual membership clubs providing indoor and outdoor recreational facilities per § 98-29. 9. Bed-and-breakfast inns per § 98-29.		5	200	50	30	60	50	40	30%
	10. Religious institution as per § 98-29F. 11. Cemeteries. ⁴		3	200	50	50	100	50	40	30%
	12. Schools as per § 98-29O.		See § 98-29.							
13. Public utility structures and rights-of-way per § 98-29.	As required by the appropriate regulatory agency.									
14. Excavations and removal of soil, subject to §§ 98-12 and 98-13. DEC mining permit may be required.	20	500	150	150	300	150	15	—		
15. Day-care centers and nursery schools per § 98-29.	2	150	60	30	60	60	35	20%		
16. Market-rate senior housing.	See § 98-29W.									
17. Small-scale solar energy system per § 98-40D and subject to architectural review pursuant to § 98-28.										

NOTES:

¹ Lot area requirements are 175% of the requirement for a single-family dwelling unit with similar utility services.

² Individual clustered lot sizes shall be determined by the Planning Board at the time of approval. Lot sizes for lots with both central water and sewer service, clustered, is 14,520 square feet. However, no more than two dwelling units shall be allowed per acre of land in the SR-2 Districts involved in the project.

³ No more than 20% of the dwelling units in a subdivision shall be in two-family units.

⁴ See regulations for existing historic cemeteries.

CHESTER CODE

Town of Chester

SR-6 District

Schedule of Use and Area Requirements

[Amended 6-7-2005 by L.L. No. 2-2005; 3-6-2007 by L.L. No. 4-2007; 9-9-2008 by L.L. No. 4-2008; 9-27-2017 by L.L. No. 1-2017]

Permitted Uses	Uses Requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yards (feet)				Maximum Building Height (feet)	Maximum Percentage of Building Coverage
			Area (acres)	Width (feet)	Front	One Side	Total Side	Rear		
1. Single-family dwellings, not to exceed one dwelling unit per lot with neither central water nor central sewer services.	1. Conversion of a single-family home to a two-family dwelling per § 98-29. ¹ 2. Bed-and-breakfast per § 98-29.	1. Customary accessory buildings, including swimming and wading pools not operated for gain, private garage, storage building or carport. 2. Customary home occupations, including (a) family day-care home; (b) group family day-care home per § 98-29H(2)(a) only for a permitted single-family dwelling.	1	150	60	30	60	60	35	15%
2. Single-family dwellings, not to exceed one dwelling unit per lot with either central water or central sewer.			21,780 square feet	100	40	10	20	30	35	20%
3. Single-family dwellings not to exceed one dwelling unit per lot with both central water and central sewer.			10,890 square feet	80	25	10	20	30	35	25%
4. Two-family dwellings, not to exceed a total of two dwelling units per lot. ^{1,2}	3. Clustering of one- and two-family homes subject to § 98-20 and multiple residences per § 98-20. ¹	3. Keeping of not more than a total of five dogs or cats over six months of age or two other domestic animals.	17,424 square feet	120	40	10	20	30	35	20%
	4. Multiple residential and townhouses.		10	300	As required.	As required in § 98-20.				
	5. Planned adult communities as per § 98-29.		5	150	40	25	50	35	35	20%
	6. Senior housing as per § 98-29.		25	500	As required.	As required in § 98-29.				
	7. Senior assisted-care facility as per § 98-29.		5	200	50	30	60	50	40	30%
5. Municipal buildings and uses, including fire stations, offices, libraries, parks, museums, public schools, etc.	8. Religious institution as per § 98-29F. 9. Cemeteries.	4. Accessory uses limited to parish houses, day-care centers, nursery schools, meeting halls and required parking and loading areas pursuant to § 98-22 and signs pursuant to § 98-21. 5. Customary accessory uses parking and loading areas pursuant to § 98-22 and signs pursuant to § 98-21.	5	200	50	30	60	50	40	40%
	10. Schools as per § 98-29O.		3	200	50	50	100	50	40	30%
	11. Day-care centers and nursery schools per § 98-29.		See § 98-29.	200	50	50	50	100	40	40%
	12. Public utility structures and rights-of-way per § 98-29.		2	150	60	30	60	60	35	20%
	13. Excavations and removal of soil, subject to §§ 98-12 and 98-13. DEC mining permit may be required.		As required by the appropriate regulatory agency.							
	14. Market-rate senior housing.		20	500	150	150	300	150	15	—
	15. Small-scale solar energy system per § 98-40D.		See § 98-29W.							

NOTES:

¹ Lot area requirements are 175% of the requirement for a single-family dwelling unit based on the area requirements for the same service category (i.e., availability of water and/or sewer service). All other applicable yard, setback, building height and lot coverage requirements will be the same as for a single-family dwelling in the same service category.

² Condominium ownership is prohibited in the SR-6 District; ownership of single-family attached and detached dwelling units must be fee simple.

ZONING

Town of Chester

RO District

Schedule of Use and Area Requirements

[Amended 6-7-2005 by L.L. No. 2-2005; 3-6-2007 by L.L. No. 4-2007; 9-27-2017 by L.L. No. 1-2017]

Permitted Uses	Uses Requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yards (feet)				Maximum Building Height (feet)	Maximum Percentage of Building Coverage
			Area (acres)	Width (feet)	Front	One Side	Total Side	Rear		
1. Existing single-family dwellings, not to exceed one dwelling unit per lot with neither central water nor sewer.	1. Office buildings for business and professional uses. 2. Restaurants offering full wait services as part of a conversion of an existing residence to full restaurant use. 3. Bed-and-breakfast (§ 98-29C). 4. Bed-and-breakfast inn (§ 98-29C). 5. Small-scale solar energy systems per § 98-40D.	For single-family residences: 1. Customary accessory buildings, including swimming and wading pools not operated for gain, private garage, storage building or carport. 2. Customary home occupations, including (a) family day-care home; (b) group family day-care home, per § 98-29H(2)(a) only for a permitted single-family dwelling. For other than single-family residences: 3. Keeping of not more than a total of five dogs or cats over six months of age or two other domestic animals. 4. Customary accessory uses and required parking and loading areas pursuant to § 98-22 and signs pursuant to § 98-21 for all uses.	1	150	60	30	60	60	35	20%
2. Existing single-family dwellings, not to exceed one dwelling unit per lot with either central water or central sewer services.			32,670 square feet	100	35	20	40	40	35	20%
3. Existing single-family dwellings not to exceed one dwelling unit per lot with both central water and sewer services.			14,520 square feet	80	30	10	25	40	35	30%

CHESTER CODE

Town of Chester

LB-SL District

Schedule of Use and Area Requirements

[Amended 6-7-2005 by L.L. No. 2-2005; 3-6-2007 by L.L. No. 4-2007; 2-23-2011 by L.L. No. 2-2011; 9-27-2017 by L.L. No. 1-2017]

Permitted Uses	Uses Requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yards (feet)				Maximum Building Height (feet)	Maximum Percentage of Building Coverage
			Area (acres)	Width (feet)	Front	One Side	Total Side	Rear		
1. Single-family dwellings not to exceed one dwelling unit per lot without central water and sewer.	1. Bed-and-breakfast; bed-and-breakfast inn per § 98-29C.	1. Customary accessory buildings, including swimming and wading pools not operated for gain, private garage, storage building or carport for a permitted single-family dwelling. 2. Customary home occupations, including (a) family day-care home; (b) group family day-care home, per § 98-29H(2)(a) only for a permitted single-family dwelling.	1 acre	100	40'	30	80	50	35	20%
2. Single-family dwellings not to exceed one dwelling unit per lot with either central water or central sewer.			21,780	100	25'	10	25	30	35	40%
3. Single-family dwellings, not to exceed one dwelling unit per lot with central water and central sewer.			10,890	50	10'	5	15	30	35	50%
	2. Two-family dwelling, not to exceed a total of two dwelling units per lot. ^{2,3}	3. Customary accessory uses and parking and loading facilities as required pursuant to § 98-22 and signs pursuant to § 98-21.								
	3. Day-care centers and nursery schools per § 98-29.	4. Keeping of not more than a total of five dogs or cats over six months of age or two other domestic animals.	10,890	50	20'	5	10	30	35	50%
4. Municipal buildings and uses, including fire stations, offices, libraries, parks, museums; or transportation depot.	4. Office buildings for business and professional use. 5. Schools: art, dancing, theater and/or music. 6. Restaurants. 7. Retail stores. 8. Banks. 9. Personal service stores. 10. Service establishments furnishing services other than of a personal nature, but excluding the servicing and repair of motor vehicles and excluding gasoline stations. 11. Manufacturing, assembling, converting, altering, finishing, cleaning or other processing of products by artisans or craftspeople for retail sale on premises, per § 98-29. 12. Auction houses and antique stores. 13. Mixed use. 14. Theaters. 15. Public utility structures and rights-of-way per § 98-29. 16. Small-scale solar energy system per § 98-40D and subject to architectural review pursuant to § 98-28 of the Town Code.		5 acres	200	100	30	60	50	50	30%
			As required by the appropriate regulatory agency.							

NOTES:

¹ Except for all buildings constructed prior to July 1, 1973, for which front yard setbacks shall not be required. This shall only apply to those lots located on both sides of County Route 13 from its intersection with Pine Hill Road south for 1,300 feet to the Orange County Citizens Foundation and Lycian parcels.

² Lot area requirements are 175% of the requirement for single-family dwelling unit for similar utilities.

³ Same not to exceed 20% of lots or uses in a subdivision or site plan.

ZONING

Town of Chester

LB District

Schedule of Use and Area Requirements

[Amended 6-7-2005 by L.L. No. 2-2005; 3-6-2007 by L.L. No. 4-2007; 9-9-2008 by L.L. No. 4-2008; 9-27-2017 by L.L. No. 1-2017]

Permitted Uses	Uses Requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yards (feet)				Maximum Building Height (feet)	Maximum Percentage of Building Coverage
			Area (acres)	Width (feet)	Front	One Side	Total Side	Rear		
1. Single-family dwellings already in existence before May 2003 and additions thereto.		1. Customary accessory buildings, including swimming and wading pools not operated for gain, private garage, storage building or carport for a permitted single-family dwelling. 2. Customary home occupations, including (a) family day-care home; (b) group family day-care home, per § 98-29H(2)(a) only for a permitted single-family dwelling.	21,780	100	50	20	40	30	35	20%
	1. Day-care centers and nursery schools per § 98-29.	3. Keeping of not more than a total of five dogs or cats over six months of age or two other domestic animals.	1 acre	200	60	20	40	40	35	20%
	2. Religious institution as per § 98-29F.	4. Customary accessory uses, including parking and loading facilities as required and signs pursuant to § 98-21.	2 acres	150	80	30	60	30	50	50%
	3. Funeral home. 4. Office buildings for business, research and professional use. 5. Schools: art, dancing and/or music. 6. Restaurants, fast-food restaurants, and drive-through facilities. 7. Retail stores. ³ 8. Banks. 9. Personal service stores. 10. Car-washing facility. 11. Service establishments furnishing services other than of a personal nature. 12. Passenger transportation depot or station. 13. Outdoor recreation facilities on parcels of one acre or greater. ² 14. Commercial indoor recreation; health and fitness facilities.	5. Accessory uses limited to parish houses, day-care centers, nursery schools, meeting halls and required parking and loading areas pursuant to § 98-22 and signs pursuant to § 98-21. 6. Customary accessory uses parking and loading areas pursuant to § 98-22 and signs pursuant to § 98-21.	1 acre	250	80 ¹	30	60	50	35	25%
2. Municipal buildings and uses, including fire stations, offices, libraries, parks, museums, public schools, etc.	15. Gas stations with or without accessory convenience retail store or car wash; see § 98-29. 16. Automotive repair shop; ³ see § 98-29.									
	17. Regulated adult uses per § 98-29.									
	18. Public utility structures and rights-of-way per § 98-29. 19. Small-scale solar energy systems per § 98-40D. 20. Large-scale solar energy systems per § 98-40E. 21. Utility-scale solar energy systems per § 98-40F.		As required by the appropriate regulatory agency.							

NOTES:

¹ A canopy for a gas station shall be located at least 25 feet from a property line.

² A buffer area of 100 feet will be required for all such uses adjacent to residential districts unless they are along a state highway. Landscaping will be required to effectively screen the use along all roads in the opinion of the Planning Board.

³ Uses that allow outdoor storage of goods in this district pursuant to L.L. No. 4-2008.

CHESTER CODE

Town of Chester

GC District

Schedule of Use and Area Requirements

[Amended 6-7-2005 by L.L. No. 2-2005; 3-6-2007 by L.L. No. 4-2007; 9-9-2008 by L.L. No. 4-2008; 9-27-2017 by L.L. No. 1-2017]

Permitted Uses	Uses Requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yards (feet)				Maximum Building Height (feet)	Maximum Percentage of Building Coverage
			Area (acres)	Width (feet)	Front	One Side	Total Side	Rear		
1. Single-family dwellings already in existence before May 2003 and additions thereto.		1. Customary accessory buildings, including swimming and wading pools not operated for gain, private garage, storage building or carport for a permitted single-family dwelling. 2. Customary home occupations, including (a) family day-care home; (b) group family day-care home, per § 98-29H(2)(a) only for a permitted single-family dwelling. 3. Keeping of not more than a total of five dogs or cats over six months of age or two other domestic animals.	1	150	50	20	40	50	35	25%
2. Municipal buildings and uses, including fire stations, offices, libraries, parks, museums, public schools, etc.	1. a. Schools: private schools, colleges and other educational institutions as per § 98-29. b. Day-care centers and nursery schools per § 98-29. 2. Religious institution as per § 98-29F. 3. Funeral home. 4. Office buildings for business and professional use. 5. Meeting room or function hall for membership clubs conducted exclusively as a service to its membership and other nonprofit organizations. Outdoor public address systems are prohibited. 6. Philanthropic, eleemosynary or religious institutions, hospitals, nursing homes or sanatoriums for general medical care. 7. Schools, vocational. 8. Excavations and removal of soil, subject to §§ 98-12 and 98-13. DEC mining permit may be required. 9. Restaurants, fast-food establishments with or without drive-through operations. 10. Retail stores, ¹ banks, personal service stores. 11. Service establishments furnishing services other than of a personal nature. 12. Motels and hotels per § 98-29. 13. Car-washing facility. ¹ 14. Commercial indoor recreational, health and fitness facilities. 15. Gas stations with or without accessory convenience retail store or car wash; see § 98-29. 16. Automotive repair shop; ¹ see § 98-29.	4. Customary accessory uses, including parking and loading facilities as required pursuant to § 98-22 and signs pursuant to § 98-21. 5. Accessory uses limited to parish houses, day care centers, nursery schools, meeting halls and required parking and loading areas pursuant to § 98-22 and signs pursuant to § 98-21. 6. Customary accessory uses parking and loading areas pursuant to § 98-22 and signs pursuant to § 98-21.	1	200	75	20	40	50	40	30%
			See § 98-29.							
			1							
	17. Wholesale/retail operations of a light industry nature. ¹ 18. Self-service storage ¹ per § 98-29. 19. Building contractor's office and equipment yards ¹ per § 98-29.	5. Accessory retail showrooms for wholesale business.	2	200	75	20	40	50	40	30%
	20. Public utility structures and rights-of-way per § 98-29.		As required by the appropriate regulatory agency.							
	21. Small-scale solar energy systems per § 98-40D.									

NOTES:

¹ Uses that allow outdoor storage of goods in this district pursuant to L.L. No. 4-2008.

ZONING

Town of Chester
OP District

Schedule of Use and Area Requirements

[Amended 6-7-2005 by L.L. No. 2-2005; 3-6-2007 by L.L. No. 4-2007; 9-9-2008 by L.L. No. 4-2008; 9-27-2017 by L.L. No. 1-2017]

Permitted Uses	Uses Requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yards (feet)				Maximum Building Height (feet)	Maximum Percentage of Building Coverage	
			Area (acres)	Width (feet)	Front	One Side	Total Side	Rear			
1. Single-family dwellings already in existence before May 2003 and additions thereto.		1. Customary accessory buildings, including swimming and wading pools not operated for gain, private garage, storage building or carport for a permitted single-family dwelling. 2. Customary home occupations, including (a) family day-care home; (b) group family day-care home, per § 98-29H(2)(a) only for a permitted single-family dwelling. 3. Keeping of not more than a total of five dogs or cats over six months of age or two other domestic animals.	1	150	60	30	60	60	35	20%	
2. Municipal buildings and uses, including fire stations, offices, libraries, parks, museums, public schools, passenger transportation depot or station, etc.	1. Office buildings for business, research and professional use.	4. Customary accessory uses, including parking and loading facilities as required pursuant to § 98-22 and signs pursuant to § 98-21.	2	250	60	20	50	50	45	30%	
	2. Self-service storage ¹ per § 98-29.		1	150	60	20	50	50	35	25%	
	3. Day-care centers and nursery schools per § 98-29.		See § 98-29.	250	75	40	80	75	45	30%	
	4. Schools, vocational.		1	200	60	20	50	50	45	30%	
	5. Motels and hotels per § 98-29.		As required by the appropriate regulatory agency.								
	6. Gas station with or without accessory convenience retail store or car wash; see § 98-29. 7. Banks, restaurants, commercial indoor recreation uses and health and fitness facilities. 8. Public utility structures and rights-of-way per § 98-29. 9. Small-scale solar energy systems per § 98-40D. 10. Large-scale solar energy systems per § 98-40E. 11. Utility-scale solar energy systems per § 98-40F.		As required by the appropriate regulatory agency.								

NOTES:

¹ Uses that allow outdoor storage of goods in this district pursuant to L.L. No. 4-2008.

CHESTER CODE

Town of Chester

IP District

Schedule of Use and Area Requirements

[Amended 6-7-2005 by L.L. No. 2-2005; 3-6-2007 by L.L. No. 4-2007; 9-9-2008 by L.L. No. 4-2008; 9-27-2017 by L.L. No. 1-2017]

Permitted Uses	Uses Requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yards (feet)				Maximum Building Height (feet)	Maximum Percentage of Building Coverage
			Area (acres)	Width (feet)	Front	One Side	Total Side	Rear		
	1. Office buildings for business, research and professional use. 2. Bed-and-breakfast inns per § 98-29.	1. Customary accessory uses, including parking and loading facilities as required pursuant to § 98-22 and signs pursuant to § 98-21.	2	200	50	50	100	50	45	40%
1. Single-family dwellings already in existence before May 2003. 2. Municipal buildings and uses, including fire stations, offices, libraries, parks, museums, passenger transportation depot or station, etc.	3. Day-care centers and nursery schools per § 98-29. 4. Schools, vocational. 5. Automotive repair garage; ² see § 98-29. 6. Commercial indoor recreation; health and fitness facilities.	2. Caretaker's or watchman's dwelling only as accessory to a commercial or industrial use as may be specifically allowed by the Planning Board at the time of site plan approval of the primary use or amendment thereto. 3. Schools, vocational, relating to an industrial use on the premises.	1	150	60	20	5	50	35	
	7. Self-service storage ² per § 98-29. 8. Wholesale operations of a light industry nature. ² 9. Fully enclosed warehouse distribution centers. 10. Research facilities, experimental and testing laboratories.	4. Retail showrooms accessory to a wholesale business. 5. Keeping of not more than a total of five dogs or cats over six months of age or two other domestic animals or 25 fowl. 6. Customary home occupations, including (a) family day-care home; (b) group family day-care home, per § 98-29H(2)(a) only for a permitted single-family dwelling.	2+	200	75	70	140	75	45	
			5+	300	100	90	180	100	65	
			40+	500	200	200	400	200	65 to 90 ¹	
	11. Newspaper and printing establishments. 12. Light industrial uses, ² including manufacturing, assembly, converting, packaging, altering, finishing, cleaning or any other processing of materials involving the use of only oil, gas, electricity or the equivalent.		2	200	60	50	100	50	45	
	13. Public utility structures and rights-of-way per § 98-29.		As required by the appropriate regulatory agency.							
	14. Commercial lumbering (saw mill operations). ² 15. Small-scale solar energy systems per § 98-40D. 16. Large-scale solar energy systems per § 98-40E. 17. Utility-scale solar energy systems per § 98-40F.		3	300	100	50	100	50	35	25

NOTES:

¹ A building height up to 90 feet is allowed only with Town Board authorization prior to site plan approval.

² Uses that allow outdoor storage of goods in this district pursuant to L.L. No. 4-2008.

ZONING

Town of Chester

I District

Schedule of Use and Area Requirements

[Amended 9-9-2008 by L.L. No. 4-2008; 9-27-2017 by L.L. No. 1-2017]

Permitted Uses	Uses Requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yards (feet)				Maximum Building Height (feet)	Maximum Percentage of Building Coverage	
			Area (acres)	Width (feet)	Front	One Side	Total Side	Rear			
1. Government-owned and -operated buildings and uses, including fire stations, offices, libraries, parks, museums, etc., and passenger transportation depot or station.	1. Manufacturing, ² assembly, converting, packaging, altering, finishing, cleaning or any other processing of materials involving the use of only oil, gas, or electricity for fuel.	1. Customary accessory buildings and uses.	3	350	100	75	150	100	45	40%	
	2. Office buildings for business and professional use.	2. Customary accessory uses, including parking and loading facilities as required and signs pursuant to § 98-21.	2	200	75	70	140	75	45		
	3. Fully enclosed warehouse distribution centers and storage facilities.	3. Caretaker's or watchman's dwelling only as accessory to a commercial or industrial use as may be specifically allowed by the Planning Board at the time of site plan approval of the primary use or amendment thereto.	2+ 5+ 40+	200 300 500	75 100 200	70 90 200	140 180 400	75 100 200	45 65 65 to 90 ¹		
	4. Truck and transportation terminals, storage and repair facilities. ²	4. Schools, vocational, relating to an industrial use.	5	300	100	90	180	100	45		
	5. Contractor's storage ² , offices and buildings and outdoor storage of equipment, materials and manufactured products fully screened behind fences, berms, or vegetation from roads and residential areas to the satisfaction of the Planning Board.		3	250	75	40	80	75			
	6. Self-service storage ¹ per § 98-29; includes the outside storage of recreational vehicles, boats and trucks.										
	7. Research facilities, experimental and testing laboratories.										
	8. Newspaper and printing establishments.										
	9. Lumber and building material and equipment sales and storage. ²										
	10. Outdoor processing of materials ² fully screened from roads and residential uses to the satisfaction of the Planning Board.										
11. Excavations as regulated in § 98-12. Quarries, ² stone crushers, screening plants, and storage of quarry screenings accessory to such uses with DEC permit.											
12. Concrete and asphalt manufacturing plants, ² for use of materials off the site.			5	300	150	100	200	100	55		
13. Public utility structures and rights-of-way per § 98-29.			As required by the appropriate regulatory agency.								
14. Small-scale solar energy systems per § 98-40D.											
15. Large-scale solar energy systems per § 98-40E.											
16. Utility-scale solar energy systems per § 98-40F.											

NOTES:

¹ A building height up to 90 feet is allowed only with Town Board authorization prior to site plan approval.

² Uses that allow outdoor storage of goods in this district pursuant to L.L. No. 4-2008.

CHESTER CODE

Town of Chester

AI District

Schedule of Use and Area Requirements

[Amended 6-7-2005 by L.L. No. 2-2005; 3-6-2007 by L.L. No. 4-2007; 9-27-2017 by L.L. No. 1-2017]

Permitted Uses	Uses Requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yards (feet)				Maximum Building Height (feet)	Maximum Percentage of Building Coverage
			Area (acres)	Width (feet)	Front	One Side	Total Side	Rear		
1. Commercial agricultural operations, provided that there shall be no stable or similar animal housing or the storage of manure or other odor- or dust-producing substance or use, except spraying or dusting to protect vegetation, within 100 feet of any property line as follows: (a) The raising of crops, orchards, vineyards, and nurseries. (b) The keeping, breeding and raising of cattle, sheep, goats, pigs, and rental of horses. (c) The keeping, breeding and raising of fowl on lots of 50 acres. No more than 500 fowl shall be permitted per acre.	1. Single-family dwelling, not to exceed one dwelling unit per lot without water and sewer. 2. Veterinarian's office and/or dog kennel accessory to a residence per § 98-29. 3. Dormitory accommodations for housing migratory agricultural workers accessory to an agricultural operation, provided such premises are constructed and operated in conformance with applicable state laws. 4. Food processing and packaging plants, including drying and food freezing establishments, but excluding slaughterhouses. 5. Warehousing and wholesaling of farm products and retail establishments devoted primarily to the sale of farm and food processing supplies. 6. Wholesaling, storage and warehousing, including building contractors, farming supplies and lumberyards. 7. Fully enclosed warehouse and storage facilities. 8. Storage of nonfarm materials, products and equipment in barns and outbuildings already in existence prior to May 2003. Changes in storage of materials shall require notice to the Building Inspector and Planning Board review, if required by the Building Inspector. 9. Excavation as permitted and regulated in §§ 98-12 and 98-13. DEC mining permit may be required.	1. Customary accessory buildings, including swimming and wading pools not operated for gain, private garage, storage building or carport for a permitted single-family dwelling. 2. Customary home occupations, including (a) family day-care home; (b) group family day-care home, per § 98-29H(2)(a) only for a permitted single-family dwelling. 3. Keeping of not more than a total of five dogs or cats over six months of age or two other domestic animals or 25 fowl. 4. Customary accessory uses, including parking and loading facilities as required pursuant to § 98-22 and signs pursuant to § 98-21. 5. Seasonal roadside stand not larger than 300 square feet, for the sale of agricultural products grown principally on the premises. ¹ 6. Nonseasonal stand no larger than 1,000 square feet in area for the sale of agricultural produce, set back at least 50 feet from the road.	2	200	100	50	100	50	60	40%
	10. Public utility structures and rights-of-way per § 98-29. 11. Small-scale solar energy systems per § 98-40D. 12. Large-scale solar energy systems per § 98-40E. 13. Utility-scale solar energy systems per § 98-40F.	7. Outdoor storage of farm equipment, provided that it is not located in a front yard.	As required by the appropriate regulatory agency.							

NOTES:

¹ Must be approved by the appropriate highway agency.