

Article II. Zoning Districts and Zoning Map

§ 98-3. Designation of zoning districts.

The Town of Chester is hereby divided into the classes of districts listed below:

- AR-3 Agricultural-Residential District
- SR-1 Suburban-Residential District
- SR-2 Suburban-Residential District
- SR-6 Suburban-Residential District
- RO Residence Office District
- LB Local Business District
- LB-SL Local Business District (Sugar Loaf)
- GC General Commercial District
- OP Office Park District
- IP Industrial Park District
- I Industrial District
- AI Agri-Industry District
- FP Floodplain and Ponding Area Environmental Subdistrict
- RPODRidge Preservation Overlay District
- PAC Planned Adult Community Overlay District

§ 98-4. Zoning Map.

The boundaries of said districts are hereby established as shown on the Zoning Map, Town of Chester, dated ~~December 2, 2003~~ _____ [\[date to be inserted upon adoption\]](#), which accompanies this chapter and which, with all explanatory matter thereon, is hereby adopted and made a part of this chapter. A copy of said map indicating the latest amendments shall be kept up-to-date in the office of the Town Clerk and Building Inspector for the use and benefit of all the public.

§ 98-5. District boundaries.

In determining the boundaries of districts shown on the map, the following rules shall apply:

- A. Where district boundaries are indicated as approximately following the center lines of streets, highways, waterways or railroad rights-of-way or of such lines extended, such center lines shall be construed to be such boundaries.

- B. Where such boundaries are indicated as approximately following the property lines of parks or other publicly owned lands, such lines shall be construed to be such boundaries.
- C. Where such boundaries are indicated as approximately following property lines, such lines shall be construed to be such boundaries.
- D. Measurements stated on the Zoning Map are perpendicular or radial distances from street lines measured to the zone district boundary line, which, in all cases where distances are given, are parallel to the street line.
- E. In all cases where a district boundary divides a lot in one ownership and more than 50% of the area of such lot lies in the less restricted district, the regulations prescribed by this chapter for the less restricted district shall apply to such portion of the more restricted portion of said lot which lies within 30 feet of such district boundary. For purposes of this section, the more restricted district shall be deemed that district subject to regulations which prohibit the use intended to be made of said lot or require higher standards with respect to coverage, yards, screening, landscaping and similar requirements.
- F. In all cases where a district boundary line is located not farther than 15 feet away from a lot line of record, such boundary line shall be construed to coincide with such lot line.
- G. In all cases where dimensions are not shown on the map, the location of boundaries shown on the map shall be determined by the use of the scale appearing thereon.
- H. In cases of doubt, the district boundary line shall be determined by the Zoning Board of Appeals of the Town of Chester.

§ 98-6. Effect of establishment of districts.

- A. Following the effective date of this chapter:
 - (1) No building shall be erected, moved, altered, rebuilt or enlarged nor shall any land or building be used, designed or arranged to be used for any purpose or in any manner except in conformity with all regulations, requirements and restrictions specified in this chapter for the district in which such building or land is located.
 - (2) No yard or open space required in connection with any building or use shall be considered as providing a required open space for any other building on the same or any other lot.

(3) No lot shall be formed from part of a lot already occupied by a building unless such building, all yards and open space connected ~~therewith~~therewith, and the remaining lot comply with all requirements prescribed by this chapter for the district in which said lot is located. No building permit shall be issued for the erection of a building on any new lot thus created unless such building and lot comply with all the provisions of this chapter.

B. Nothing contained in this ~~chapter~~Chapter shall require any change in the plans, construction or designated use of a building complying with the Zoning Ordinance enforced prior to this chapter if the following is found to exist:

(1) A building permit shall have been duly issued and construction shall have been started before the date of first publication of notice of the public hearing on this chapter.

(2) The ground-story framework, including the second tier of beams, shall have been completed within six months of the date of the building permit.

~~(3)~~ The entire building shall have been completed in accordance with such plans as have been filed with the Building Inspector within one year from the effective date of this chapter.

C. Any use not permitted by this chapter shall be deemed to be prohibited. Any list of prohibited uses contained in any section of this chapter shall not be deemed to be an exhaustive list but has been included for the purposes of clarity and emphasis and to illustrate, by example, some of the uses frequently proposed that are deemed undesirable and incompatible and are thus prohibited.

§ 98-7. Schedules of District Regulations.

The ~~Schedules-schedules~~ of ~~District-district Regulations-regulations~~ entitled "Schedule of Use and Area Requirements" which accompany this chapter are hereby made a part of this chapter.