

98 Attachment 2

**TOWN OF CHESTER
AR-3 DISTRICT**

Schedule of Use and Area Requirements

Permitted Uses	Uses requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yard Setback				Maximum Building Height (feet)	Maximum Development Coverage
			Area	Width	Front	One Side	Total Side	Rear		
1. Single-family dwellings not to exceed one dwelling unit per lot.	1. Bed-and-breakfast per § 98-29C. (SUP)	1. Customary accessory buildings, including swimming and wading pools not operated for gain, private garage, sheds, 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 (2)	300 (250)	100 (75)	50 (40)	125 (90)	100 (80)	35	12%
1a. Single-family dwelling with central sewer and water	2. Clustered developments with approval per § 98-25 with lot areas as required in said section and set forth in this table (1)	3. Home Occupations	3 (1.5)	300 (200)	100 (50)	40 (20)	100 (70)	100 (60)		12%
		4. Family Day-Care Home per § 98-29H(2)(a) 5. Keeping of not more than ¼ acre pond for each acre above two acres., for personal use of breeding of fish, on a minimum three-acre lot. 6. Keeping of fowl and micro livestock, strictly for personal use: a. A maximum of 8 for 1.5 acre lots b. A maximum of 16 for 2-acre lots c. A maximum of 24 for 3-acre lots. Structure and pen to house the fowl must be a minimum of 40 feet from side and rear yards and 100 feet from the front yard. 7. Keeping of no more than five (5) dogs and/or cats over the age of six (6) months of age. 8. Keeping of not more than five (5) of any individual domestic species over six (6) months of age. 9. Keeping of not more than fifteen (15) total domestic animals, exclusive of fish.								
		10. Contractor's equipment storage as an accessory to a residential use with site plan approval, in conformance with § 98-22A(4)	5	400	100 (2)	100	200	100		25%
	3. Veterinarian's office and/or dog kennel accessory to a residence per § 98-29V. 4. Cemeteries per § 98-29E. (SUP) 5. Bed-and-breakfast inn as per § 98-29C within one mile of the LB-SL District. (SUP)	11. 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%
2. Commercial agricultural operations, provided there shall be no stable or similar animal housing or the storage of manure or other odor-producing substance within 150 feet of the property line, as follows: a. The raising of crops, orchards, vineyards, and nurseries.	6. Storage of non-farm 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.	12. Barns, silos and related buildings, provided they conform to yard requirements for principal buildings and uses. 13. Accessory produce storage structures and packing warehouses.	10	500	100	150	300	150	60	10%

<p>b. Keeping, breeding and raising of cattle, sheep, goats, pigs, llamas, alpacas, ratites, horses and rental of horses.</p> <p>c. Keeping, breeding and raising of fowl on lots of 50 acres. No more than 500 fowl shall be permitted per acre.</p>	<p>14. Seasonal roadside stand not larger than 300 square feet, for the sale of agricultural products grown principally on the premises.</p> <p>15. 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.</p> <p>16. Agri-tourism subject to site plan approval</p> <p>17. Outdoor storage of farm equipment, provided that it is not located in a front yard.</p>									
	<p>18. As accessory to and on the same lot as any approved agricultural use, residences for employees with a maximum of 2 bedrooms per unit. Site Plan approval shall be required for any housing except a single family dwelling. (3) (4)</p>									
	<p>7. Schools of general instruction as per §98-29O (SUP)</p>		Per §98-29O	300	100	50	125	100	35	15%
	<p>8. Religious institutions as per § 98-29F. (SUP)</p>		See 98-29F							
<p>3. Municipal buildings and uses, including fire stations, offices, libraries, parks, museums, etc.</p>	<p>9. Small-scale solar energy systems</p>		See 98-40D							
	<p>10. Large-scale solar energy systems</p>		See 98-40E							
	<p>11. Utility scale solar energy systems</p>		See 98-40F							
<p>12. Public utility structures and rights-of-way per § 98-29P.</p>		As required by appropriate regulatory agency.								

Notes:

- (1) Lot area may be reduced to the minimum area and setbacks shown in parentheses.
- (2) No components of the contractor yard may be closer to the front property line than the principal residential structure.
- (3) Off street parking for residences shall be provided in an amount determined appropriate by the Planning Board, outside of any required setbacks and screening shall be provided.
- (4) Farm worker housing shall not occupy more than 25% of the total farm property.

TOWN OF CHESTER
SR-1 DISTRICT
Schedule of Use and Area Requirements

Permitted Uses	Uses requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yard Setback				Maximum Building Height (feet)	Maximum Development Coverage
			Area	Width	Front	One Side	Total Side	Rear		
1. Single-family dwellings not to exceed one dwelling unit per lot.	1. Bed-and-breakfast per § 98-29C. (SUP)	1. Customary accessory buildings, including swimming and wading pools not operated for gain, private garage, sheds, 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 or cats over six months of age or two other domestic animals or 6 fowl, on a minimum of one acre. 4. Customary home occupations, this includes (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	25%
2. Single-family dwelling, not to exceed one dwelling unit per lot, with central sewer	2. Clustered developments with approval per § 98-25 with lot areas as required in said section and set forth in this table. 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)		1 (21,780 SF)	150 (100)	60 (35)	30 (20)	60 (40)	60 (35)	35	25% (30%)
3. Single-family dwelling, not to exceed one dwelling unit per lot, with both central sewer and water				1 (32,670 SF)	150 (120)	60 (40)	30 (20)	60 (45)	60 (40)	35
	3. Veterinarian's office and/or dog kennel accessory to a residence per § 98-29. 4. Cemeteries per § 98-29E. (SUP) 5. Bed-and-breakfast inn per § 98-29. (SUP) 6. Religious institution as per § 98-29F. (SUP)	5. Customary accessory uses and parking and loading areas as required pursuant to § 98-22 and signage pursuant to § 98-21. 6. 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	400	100	100	200	100	35	10%
	7. Schools of general instruction per § 98-29O.	7. Customary accessory uses and parking and loading areas as required pursuant to § 98-22 and signage pursuant to § 98-21.	Per §98-29.O	200	60	30	60	60	35	15%
	8. Outdoor recreation facilities (SUP).		50	500	100	150	300	150	35	10%
	9. Public utility structures and rights-of-way, per § 98-29P.		As required by the appropriate regulatory agency.							
	10. Small-scale solar energy systems per § 98-40D.		As per the requirements of 98-40D.							
4. Municipal buildings and uses, including fire stations, offices, libraries, parks, museums, etc.			As required by the appropriate regulatory agency.							

Notes:

(1) Lot area may be reduced to the minimum area and setbacks shown in parentheses.

TOWN OF CHESTER
SR-2 DISTRICT
Schedule of Use and Area Requirements

Permitted Uses	Uses requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yard Setback				Maximum Building Height (feet)	Maximum Development Coverage
			Area	Width	Front	One Side	Total Side	Rear		
1. Single-family dwellings not to exceed one dwelling unit per lot.	1. Conversion of a single-family home to a two-family dwelling per § 98-29G (SUP) (1)	1. Customary accessory buildings, including swimming and wading pools not operated for gain, private garage, sheds, storage building or carport.	1 Ac	150	60	30	60	60	35	25%
2. Single-family dwelling, not to exceed one dwelling unit per lot, with central sewer	2. Bed-and-breakfast per § 98-29C. (SUP)	2. Keeping of not more than a total of five dogs or cats over six months of age or two other domestic animals	32,670	100	35	20	40	40	35	27%
3. Single-family dwelling, not to exceed one dwelling unit per lot, with both central sewer and water	3. Clustered developments with approval per § 98-25 with lot areas as required in said section and set forth in this table. 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)	3. Customary home occupations, this includes (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	75	25	15	30	25	35	30%
	4. Two-family dwellings not to exceed a total of two dwelling units per lot. (1) (3)		Refer to Note #1						35	20%
	5. Planned adult communities as per § 98-29N. (SUP)		25	500	As required in 98-29					
	6. Senior housing as per § 98-29T	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%
	7. Senior assisted-care facility as per § 98-29S.									
	8. Indoor and outdoor recreational facilities per § 98-29A. (SUP)									
	9. Bed-and-breakfast inn per § 98-29. (SUP)									
	10. Market-rate senior housing per § 98-29W.									
	11. Schools of general instruction per § 98-29O.		Per §98-29O	150	60	30	60	60	35	20%
	12. Religious institution as per § 98-29F. (SUP)	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	200	50	50	100	50	40	40%
	13. Cemeteries per § 98-29E. (SUP)									
	14. Public utility structures and rights-of-way, per § 98-29P.		As required by the appropriate regulatory agency.							
	15. Day-care centers and nursery schools per §98-29. (SUP)		2	150	60	30	60	60	35	20%
	16. Small-scale solar energy systems per §98-40D		As per the requirements of 98-40D.							
4. Municipal buildings and uses, including fire stations, offices, libraries, parks, museums, etc.			As required by the appropriate regulatory agency.							

Notes:

(1) Lot area requirements are 175% of the requirement for a single-family dwelling unit based on the area requirements for the same utility 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) Lot area may be reduced to the minimum area and setbacks shown in parentheses.

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

TOWN OF CHESTER
SR-6 DISTRICT
Schedule of Use and Area Requirements

Permitted Uses	Uses requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yard Setback				Maximum Building Height (feet)	Maximum Development Coverage
			Area	Width	Front	One Side	Total Side	Rear		
1. Single-family dwellings, not to exceed one dwelling unit per lot with well and septic.	1. Conversion of a single-family home to two-family dwelling per § 98-29G. (1) (SUP)	1. Customary accessory buildings, including swimming and wading pools not operated for gain, private garage, sheds, storage building or carport.	1	150	60	30	60	60	35	25%
2. Single-family dwelling, not to exceed one dwelling unit per lot, with central sewer	2. Bed-and-breakfast per § 98-29C. (SUP)	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 SF	100	40	10	20	30	35	30%
3. Single-family dwelling, not to exceed one dwelling unit per lot, with both central sewer and water	3. Clustered development with approval per §98-25 and with lot areas as set forth in this table. 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.	3. Keeping of not more than a total of five dogs or cats over six months of age or two other domestic animals or 6 fowl, on a minimum of one acre.	15,000 SF	80	25	10	20	30	35	30%
4. Two-family dwellings, not to exceed a total of two dwelling units per lot. (1)	4. Clustering of one- and two-family homes subject to § 98-20 and multiple residences per § 98-20.		See Note #1						35	30%
	5. Multiple residential and townhouses.		10	300	As required in § 98-25H					
	6. Planned adult communities as per § 98-29 N. (SUP)		25	500	As required in § 98-29N					
	7. Senior housing as per § 98-29T.		5	200	50	30	60	50	40	40%
	8. Senior assisted-care facility as per § 98-29S.		2	150	50	30	60	50	40	50%
	9. Market-rate senior housing per § 98-29W.		As required by § 98-29W							
	10. Religious institution as per § 98-29F. (SUP)	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.	50	200	50	30	60	50	40	40%
	11. Cemeteries per § 98-29E. (SUP)	5. Customary accessory uses parking and loading areas pursuant to § 98-22 and signs pursuant to § 98-21.	5	200	50	50	100	50	40	40%
	12. Day-care centers and nursery schools per § 98-29H. (SUP)		2	150	50	50	100	75	40	50%
	13. Schools of general instruction per § 98-29O.		Per §98-29O	200	50	50	100	100	40	40%
	14. Public utility structures and rights-of-way, per § 98-29P.		As required by the appropriate regulatory agency.							
	15. Small-scale solar energy systems per § 98-40D		As per the requiremetns of 98-40.D.							
5. Municipal buildings and uses, including fire stations, offices, libraries, parks, museums, etc.			As required by the appropriate regulatory agency.							

Notes:

(1) Lot area requirements are 175% of the requirement for a single-family dwelling unit based on the area requirements for the same utility 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.

TOWN OF CHESTER
RO DISTRICT
Schedule of Use and Area Requirements

Permitted Uses	Uses requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yard Setback				Maximum Building Height (feet)	Maximum Development Coverage
			Area	Width	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. Customary accessory buildings, including swimming and wading pools not operated for gain, private garage, sheds, storage building or carport.	1	150	60	40	80	60	35	25%
2. Existing single-family dwellings, not to exceed one dwelling unit per lot with either central water or central sewer services.		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.	32,670	125	45	30	60	50	35	30%
3. Existing single-family dwellings, not to exceed one dwelling unit per lot, with both central sewer and central water		3. Keeping of not more than a total of five dogs or cats over six months of age or two other domestic animals.	14,520	80	30	10	25	40	35	30%
4. Municipal buildings and uses, including fire stations, offices, libraries, parks, museums, etc.	1. Office buildings for business and professional uses.	4. Customary accessory uses and required parking and loading areas pursuant to §98-22 and signs pursuant to §98-21	1	150	60	40	80	60	35	50%
	2. Restaurants offering full wait services as part of a conversion of an existing residence to full restaurant use.									
	3. Bed-and-breakfast inn as per § 98-29C (SUP)									
	5. Bed-and-breakfast accessory to a single family dwelling per §98-29C.with Site Plan and SUP approval.	Bulk requirements as required for the single family dwelling, based on available utilities, as stated above								
	6. Small-scale solar energy systems with Site Plan approval and per § 98-40	As per § 98-40								
		As required by appropriate regulatory agency.								

TOWN OF CHESTER
LB-SL DISTRICT
Schedule of Use and Area Requirements

Permitted Uses	Uses requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yard Setback				Maximum Building Height (feet)	Maximum Development Coverage	
			Area	Width	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. Bed-and-breakfast; bed-and-breakfast inn with a maximum of nine (9) guest rooms. (SUP)	1. Customary accessory buildings, including swimming and wading pools not operated for gain, private garage, sheds, storage building or carport.	1	100	40	30	80	50	35	25%	
2. Existing single-family dwellings, not to exceed one dwelling unit per lot with either central water or central sewer services.		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 SF	100	25	10	25	30	35	50%	
3. Existing single-family dwellings, not to exceed one dwelling unit per lot, with both central sewer and central water			10,890 SF	50	10	5	15	30	35	75%	
	2. Mixed use buildings, with commercial development on the first floor and living space in the rear or on upper floors per §98-29.X (SUP) 3. Schools for art, music, dance theater or similar 4. Restaurants 5. Retail stores 6. Banks 7. Offices 8. Personal service stores (ie.barber, nail salon, or similar). 9. Service establishments furnishing services other than of a personal nature, but excluding the servicing and repair of motor vehicles and excluding gasoline stations per § 98-29M. 10. Manufacturing, assembling, converting, altering, finishing, cleaning or other processing of products by artisans or craftspeople for retail sale on premises, per § 98-29K. 11. Auction houses and antique stores 12. Galleries 13. Theaters	3. Customary accessory uses and required parking and loading areas pursuant to §98-22 and signs pursuant to § 98-21	10,890 SF	50	20	5	15	30	35	75%	
			5	200	100	30	60	50	50	30%	
4. Municipal buildings and uses, including fire stations, offices, libraries, parks, museums, etc.			As required by the appropriate municipal entity								

**TOWN OF CHESTER
LB DISTRICT
Schedule of Use and Area Requirements**

Permitted Uses	Uses requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yard Setback				Maximum Building Height (feet)	Maximum Development Coverage
			Area	Width	Front	One Side	Total Side	Rear		
1. Single-family dwellings already in existence before May, 2003 and additions thereto.		<p>1. Customary accessory buildings, including swimming and wading pools not operated for gain, private garage, sheds, storage building or carport for an existing single family dwelling.</p> <p>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.</p> <p>3. Keeping of not more than a total of five dogs or cats over six months of age or two other domestic animals.</p>	0.5	100	50	20	40	30	35	25%
	1. Day-care centers and nursery schools per § 98-29. (SUP)	4. Customary accessory uses and required parking and loading areas pursuant to § 98-22 and signs pursuant to § 98-21	1	200	60	20	40	40	35	25%
	2. Religious institution as per § 98-29F. (SUP)	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.	2	150	80	30	60	30	50	50%
	3. Funeral home.	6. Customary accessory uses, including parking and loading facilities as required and signs pursuant to § 98-21.	1	250	80	30	60	50	35	25%
	4. Office buildings for business, research and professional use.									
	5. Schools: art, dancing and/or music.									
	6. Restaurants, fast-food restaurants.									
	7. Retail stores. (2)	7. Restaurants, bars or retail uses as accessory to indoor or outdoor recreation facilities.								
8. Banks										
9. Personal service stores (i.e. Barber, Nail Salon).										
10. Outdoor recreation facilities. (1)										
11. Commercial indoor recreation; health and fitness facilities.										
12. Regulated adult uses per § 98-29. (SUP)										
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.			See 98-40D							
2. Municipal buildings and uses, including fire stations, offices, libraries, parks, museums, etc.			As required by the appropriate municipal entity							

Notes:

(1) A landscaped buffer area of 100 feet will be required for all such uses adjacent to residential districts unless they are along a state highway.

(2) Outdoor Storage permitted. See § 98-19E

**TOWN OF CHESTER
GC DISTRICT
Schedule of Use and Area Requirements**

Permitted Uses	Uses requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yard Setback				Maximum Building Height (feet)	Maximum Development Coverage
			Area	Width	Front	One Side	Total Side	Rear		
1. Single-family dwellings already in existence before May, 2003 and additions thereto.		<p>1. Customary accessory buildings, including swimming and wading pools not operated for gain, private garage, sheds, storage building or carport for an existing single family dwelling.</p> <p>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.</p> <p>3. Keeping of not more than a total of five dogs or cats over six months of age or two other domestic animals.</p>	1	150	50	20	40	50	35	25%
	<p>1. Schools of general instruction per § 98-29O</p> <p>2. Day-care centers and nursery schools per § 98-29. (SUP)</p> <p>3. Religious institution as per § 98-29F. (SUP)</p>	<p>4. Customary accessory uses and required parking and loading areas pursuant to § 98-22 and signs pursuant to § 98-21</p> <p>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.</p>	Per §98-29O							
	<p>4. Funeral home.</p> <p>5. Office buildings for business, research and professional use.</p> <p>6. 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.</p> <p>7. Philanthropic, eleemosynary, hospitals, nursing homes or sanatoriums for general medical care. (SUP)</p> <p>8. Retail stores (1), banks, personal service stores.</p> <p>9. Service establishments furnishing services other than of a personal nature.</p> <p>10. Motels and hotels per § 98-29L.</p> <p>11. Car-washing facility. (1)</p> <p>12. Commercial indoor recreational, health and fitness facilities.</p> <p>13. Gas filling stations with or without accessory convenience retail store or car wash; see § 98-29J.</p> <p>14. Automotive repair shop; see § 98-29B. (1)</p> <p>15. Personal service stores</p> <p>16. Vocational Schools</p> <p>17. Bars, outdoor dining and recreational uses.</p>	<p>6. Customary accessory uses, including parking and loading facilities as required and signs pursuant to § 98-21.</p>	1	200	75	30	60	50	40	50%
	<p>18. Wholesale/retail operations of a light industry nature. (1)</p> <p>19. Self-service storage per § 98-29R. (1) (SUP)</p>	<p>7. Accessory retail showrooms for wholesale businesses.</p>	See § 98-29L							
			1							
			2	200	75	20	40	50	2	50%

	20. Building contractor's office and equipment yards per § 98-29D (1)									
	21. Public utility structures and rights-of-way per § 98-29.		As required by the appropriate regulatory agency.							
	22. Small-scale solar energy systems per § 98-40D.		See 98-40D							
2. Municipal buildings and uses, including fire stations, offices, libraries, parks, museums, etc.			As required by the appropriate municipal entity							

Notes:

(1) Outdoor Storage permitted. See § 98-19E

**TOWN OF CHESTER
OP DISTRICT
Schedule of Use and Area Requirements**

Permitted Uses	Uses requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yard Setback				Maximum Building Height (feet)	Maximum Development Coverage
			Area	Width	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, sheds, storage building or carport for an existing single family dwelling.	1	150	60	30	60	60	35	25%
		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.								
2. Municipal buildings and uses, including fire stations, offices, libraries, parks, museums, etc.	1. Office buildings for business, medical, physical therapy, out-patient care, 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	50	100	70	35	60%
	2. Self-service storage per § 98-29R. (1)		1	150	60	20	50	50	35	35%
	3. Day-care centers and nursery schools per § 98-29H. (SUP)		See § 98-29	250	75	40	80	75	35	50%
	4. Schools, vocational.		1	200	60	35	70	50	35	60%
	5. Motels and hotels per § 98-29L.		As required by the appropriate regulatory agency							
	6. Gas station with or without accessory convenience retail store or car wash; see § 98-29J. (SUP)		See § 98-40D							
	7. Banks, restaurants, commercial indoor recreation uses, health & fitness facilities.		See § 98-40E							
	8. Public utility structures and rights-of-way per § 98-29P.		See § 98-40F							
	9. Small-scale solar energy systems.		As required by the appropriate regulatory agency							
	10. Large-scale solar energy systems		As required by the appropriate regulatory agency							
	11. Utility-scale solar energy systems.		As required by the appropriate regulatory agency							

Notes:

(1) Outdoor Storage permitted. See § 98-19E

(2) A building height greater than 35 feet but no more than 45 feet may be authorized by the Town Board.

**TOWN OF CHESTER
IP DISTRICT
Schedule of Use and Area Requirements**

Permitted Uses	Uses requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yard Setback (feet) (1)				Maximum Building Height (feet)	Maximum Development Coverage
			Area (acres)	Width (feet)	Front	One Side	Total Side	Rear		
	1. Office buildings for business, medical, physical therapy, out-patient care, research and professional use. 2. Bed-and-breakfast inns per § 98-29C. (SUP)	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	75	45	60%
1. Single-family dwellings already in existence before May 2003.	3. Day-care centers and nursery schools per § 98-29H. (SUP) 4. Schools, vocational. 5. Automotive repair garage; see § 98-29B. (3) (SUP) 6. Commercial indoor recreation; health and fitness facilities.	2. Vocational school, accessory to an industrial use on the premises. 3. Merchandise display showrooms accessory to a retail or wholesale business. 4. As accessory to a residential property, 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. 5. 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	20	50	50	35	
	7. Self-service storage per § 98-29R. (SUP) 8. Wholesale operations of a light industry nature. (1) (3) (SUP) 9. Fully enclosed warehouse/ distribution centers. (SUP) (1) 10. Research facilities and testing laboratories. (SUP) 11. Film production. 12. Outdoor commercial recreation (1) 13. Newspaper and printing establishments. 14. Light industrial uses, 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. (1) (3)	6. Offices as an accessory to any permitted commercial use herein 7. Restaurants, bars and retail shall be permitted accessory to indoor and outdoor recreation uses.	2	200	60	50	100	50	45 (2)	60%
	15. Public utility structures and rights-of-way per § 98-29P.		As required by appropriate regulatory agency							
	16. Commercial lumbering (saw mill operations) (1) (3)		3	300	100	50	100	50	35	50%
	17. Small-scale solar energy systems		See § 98-40D							
	18. Large-scale solar energy systems		See § 98-40E							
	19. Utility-scale solar energy systems		See § 98-40F							
2. Municipal buildings and uses, including fire stations, offices, libraries, parks, museums, passenger transportation depot or station, etc.			As required by the appropriate municipal entity							

Notes:

- (1) Where the property adjoins the AR-.3, SR-1, SR-2 or SR-6 districts, there shall be a vegetated buffer of a minimum of 150 feet from the proposed use.
- (2) When proposed use is adjoins the AR-.3, SR-1, SR-2, or SR-6 Zoning Districts, the maximum building height shall be 35 feet.
- (3) Outdoor Storage permitted. See § 98-19E

**TOWN OF CHESTER
I DISTRICT
Schedule of Use and Area Requirements**

Permitted Uses	Uses requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yard Setback (feet) (1)				Maximum Building Height (feet)	Maximum Development Coverage	
			Area (acres)	Width (feet)	Front	One Side	Total Side	Rear			
	1. Manufacturing, assembly, converting, packaging, altering, finishing, cleaning or any other processing of materials involving the use of only oil, gas, or electricity for fuel. (1) 2. Office buildings for business, and professional use. 3. Film Production 4. Research facilities, experimental and testing laboratories.	1. Customary accessory buildings and uses, including parking and loading facilities as required pursuant to § 98-22 and signs pursuant to § 98-21. 2. Vocational school, accessory to an industrial or agricultural use on the premises.	2	200	50	50	100	75	45	60%	
1. Commercial agricultural operations, provided that there shall be no new stable or similar animal housing or the storage of manure or other odor-producing substance or use 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, horses or similar livestock. c. The keeping, breeding and raising of fowl on lots of 50 acres. No more than 500 fowl shall be permitted per acre.	5. Truck and transportation terminals, storage and repair facilities. (3) 6. Contractor's storage per § 98-29D 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 (1) 7. Concrete and asphalt manufacturing plants, for use of materials off the site (1) (3)		5	300	100	90	180	100	45	60%	
	8. Self-service storage per § 98-29R; includes the outside storage of recreational vehicles, boats and trucks. (3) 9. Warehouse and distribution facility (1) 10. Newspaper and printing establishments. 11. Lumber and building material and equipment sales and storage. (1) (3) 12. Outdoor processing of materials fully screened from roads and residential uses to the satisfaction of the Planning Board. (1) (3) 13. Public utility structures and rights-of-way per § 98-29P. 14. Small-scale solar energy systems 15. Large-scale solar energy systems 16. Utility-scale solar energy systems		3	250	100	40	80	75	45	60%	
			As required by the appropriate regulatory agency								
			See § 98-40D								
			See § 98-40E								
			See § 98-40F								
2. Government-owned and -operated buildings and uses, including fire stations, offices, libraries, parks, museums, etc., and passenger transportation depot or station.			As required by the appropriate municipal entity								

Notes:

- (1) Where the property adjoins the AR-.3, SR-1, SR-2 or SR-6 districts, there shall be a buffer of a minimum of 150 feet from the proposed use.
- (2) When proposed use is adjoins the AR-.3, SR-1, SR-2, or SR-6 Zoning Districts, the maximum building height shall be 35 feet.
- (3) Outdoor Storage permitted. See 98-19E

**TOWN OF CHESTER
AI DISTRICT
Schedule of Use and Area Requirements**

Permitted Uses	Uses requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yard Setback				Maximum Building Height (feet)	Maximum Development Coverage
			Area	Width	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, sheds, storage building or carport fo an existing single family dwelling.	3	300	100	75	150	75	45	40%
		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.								
2. Commercial agricultural operations, provided that there shall be no new stable or similar animal housing or the storage of manure or other odor- or dust-producing substance or use 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. Spraying or dusting to protect vegetation is allowed up to the property line. d. The keeping, breeding and raising of fowl on lots of 50 acres. No more than 500 fowl shall be permitted per acre.	1. 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. Customary accessory uses, including parking and loading facilities as required pursuant to § 98-22 and signs pursuant to § 98-21.	3	300	100	75	150	75	45	40%
		5. Farmstand for the sale of agricultural products grown principally on the premises, setback 50 feet from the road.(1) 6. Outdoor storage of farm equipment, provided that it is not located in a front yard 7. Vocational school as an accessory to any agricultural use.								
	2. Veterinarian's office and/or dog kennel accessory to a residence per § 98-29V. (SUP)	8. Customary accessory uses, including parking and loading facilities as required pursuant to § 98-22 and signs pursuant to § 98-21.	3	300	100	75	150	75	45	40%
	3. Food processing and packaging plants, including drying and food freezing establishments, but excluding slaughterhouses. 4. Warehousing and wholesaling of farm products and retail establishments devoted primarily to the sale of farm and food processing supplies. 5. Wholesaling, storage and warehousing, including building contractors, farming supplies and lumberyards. 6. Fully enclosed warehouse and storage facilities. 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 to the Building Inspector and Planning Board review, if required by the Building Inspector.									
	8. Public utility structures and rights-of-way per § 98-29P.		As required by the appropriate regulatory agency							
	9. Small-scale solar energy systems.		See § 98-40D							
	10. Large-scale solar energy systems		See § 98-40E							
	11. Utility-scale solar energy systems		See § 98-40F							
3. Government-owned and operated buildings and uses, including fire stations, offices, libraries, parks, museums, etc.			As required by the appropriate municipal entity							

Notes:

- (1) Subject to approval by the appropriate highway agency.
- (2) A minimum buffer of 150 feet between the proposed use and the AR-.3 and SR-1, SR-2, and SR-6 zoning districts is required
- (3) When proposed use is adjoins the AR-.3, SR-1, SR-2, or SR-6 Zoning Districts, the maximum building height shall be 35 feet.