

**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 per § 98-11(F)	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 per §98-11(F)	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.		1. Customary accessory buildings per §98-11(F) 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.	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



	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 per §98-11(F)								
		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	25%
		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)									
	3. Day-care centers and nursery schools per § 98-29H. (SUP)		1	150	60	20	50	50	35	35%
	4. Schools, vocational.		See § 98-29	250	75	40	80	75	35	50%
	5. Motels and hotels per § 98-29L.		1	200	60	35	70	50	35	60%
	6. Gas station with or without accessory convenience retail store or car wash; see § 98-29J. (SUP)		As required by the appropriate regulatory agency							
	7. Banks, restaurants, commercial indoor recreation uses, health & fitness facilities.		See § 98-40D							
	8. Public utility structures and rights-of-way per § 98-29P.		See § 98-40E							
	9. Small-scale solar energy systems.		See § 98-40F							
	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 per §98-19.
- (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. <b>(1)</b> 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. <b>(3)</b>  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 <b>(1)</b>  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 <b>(1)</b> 10. Newspaper and printing establishments. 11. Lumber and building material and equipment sales and storage. <b>(1) (3)</b> 12. Outdoor processing of materials fully screened from roads and residential uses to the satisfaction of the Planning Board. <b>(1) (3)</b> 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 vegetated buffer per §98-19.
- (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 per §98-11(F).	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) 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. 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%
	8. Public utility structures and rights-of-way per § 98-29P. 9. Small-scale solar energy systems. 10. Large-scale solar energy systems 11. Utility-scale solar energy systems		As required by the appropriate regulatory agency							
			See § 98-40D							
			See § 98-40E							
			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 vegetated buffer shall be provided per §98-19.
- (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.