

**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 per §98-11(F)  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)  6. Hotels per § 98-29L (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%
			Per §98-29L		100	100	200	100	35	Per §98-29(L)
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.	7. 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>		5	400	100	100	200	100	35	Per §98-29(F)
<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 per §98-11(F)  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 per §98-11(F)	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. <b>(1) (SUP)</b>	1. Customary accessory buildings per §98-11(F)	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. <b>(SUP)</b>	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. <b>(1)</b>	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. <b>(SUP)</b>		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. <b>(SUP)</b>	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%
	11. Cemeteries per § 98-29E. <b>(SUP)</b>	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. <b>(SUP)</b>		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.

