

Chester Unified Development Bylaws - Proposed Allowed Uses by District

Allowed Uses	VC	VG	MU	GB	SV	N	OS
Accessory Dwelling Unit	P	P	P	P	P	P	
Accessory Structure	P	P	P	P	P	P	CU
Accessory Use	P	P	P	P	P	P	
Agriculture/Forestry*			P	P		P	
Animal Hospital			CU	CU			
Animal Kennel				CU			
Art Studio and/or Gallery	CU	P	P	P	CU		
Arts & Entertainment	CU	CU	CU		CU		CU
Automotive Fuel/Sales/Service			CU	CU			
Building & Construction Trades	CU		CU	CU			
Campground							
Civic/Institutional	CU	CU	CU	CU	CU	CU	CU
Club	CU	CU	CU	CU			
Commercial Broadcast Facilities	CU		CU	CU		CU	
Commercial Storage Units				CU			
Dwelling - Multi-Household (3-4 units)	P	P	P	CU	P	P	
Dwelling - Multi-Household (5+ units)	CU	CU	CU	CU	CU	CU	
Dwelling - Single Household	P	P	P	CU	P	P	
Dwelling - Two Household	P	P	P	CU	P	P	
Family Childcare Facility	CU	CU	CU	CU	CU	CU	
Family Childcare Home	P	P	P	P	P	P	
Group Home	P		P	P	P	P	
Health Care Facility	CU	CU	CU	CU			
Home Business	CU	CU	CU	CU	CU	CU	
Home Occupation	P	P	P	P	P	P	
Industrial Facility				CU			
Light Industry	CU	CU	CU	CU			
Multi-Purpose	CU	P	CU		CU	CU	
Nursery			CU	CU			CU
Open Market	CU	CU	CU	CU			CU
Personal Service Shop	CU	CU	CU	CU			
Private Broadcast Facility	P		P	P	P	P	
Professional Office	CU	P	CU	CU	CU	CU	
Pub/Tavern/Bar	CU	CU	CU	CU			
Recreation	CU	CU	CU	CU	CU	CU	CU
Residential Care Home	CU	CU	CU	CU			
Restaurant	CU	P	CU	CU	CU	CU	
Retail Store	CU	P	CU	CU	CU	CU	
Sawmill							CU
Tourist Lodging	CU	CU	CU		CU	CU	
Wood Processing							CU

NOTES:

P = permitted use, CU = conditional use review

This table is intended as a reference only. If there are any differences, the text of the Unified Development Bylaws are the official zoning requirements for the Town of Chester.

Chester Unified Development Bylaws - Proposed Dimensional Standards by District

Dimensional Standards	VC	VG	MU	GB	SV		N		R40	A3	OS
					W&S	On-Site	W&S	On-Site			
Minimum Lot Size (acres)	1/8		1/5		1/5		1/5			3	5
Minimum Lot Size (square feet)	5,445	3,600	8,712	20,000	8,712	30,000	8,712	30,000	40,000		
Minimum Lot Frontage (feet)	50	30	75	100	80	120	60	150	120	200	200
Minimum Front Yard Setback (feet)	10	0	15	20	20	40	15	25	40	50	50
Minimum Side Yard Setback (feet)	5	0	15, 29	15, 30	20	30	10	20	30	50	50
Minimum Rear Yard Setback (feet)	10	8	15, 30	15, 30	16	30	10	20	30	50	50
Maximum Lot Coverage (%)	80%	90%	70%	70%	50%	30%	50%	30%	20%	35%	10%
Maximum Building Height (feet)	35	35	35	35	35	35	35	35	35	35	35

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