

CHESTER UNIFIED DEVELOPMENT BYLAWS

2.10 Open Space (OS) District

A. Purpose: This district, which is entirely within FEMA’s mapped Special Flood Hazard Area, protects critical flood plain resources including wetlands, wildlife habitat, and natural flood storage which provides erosion control in the event of a flood, and limits the uses beyond what is allowed under the Flood Damage Prevention Overlay District. Appropriate uses in this district include agriculture, forestry, recreation, and civic, cultural, educational and social events. This district is not appropriate for residential uses.

Please note the following:

- *Development in the OS District also requires Flood Damage Prevention Review under Section 4.11.*
- *FEMA’s mapped Special Flood Hazard Areas (the Section 2.14 Flood Damage Prevention Overlay District) include the OS District as well as areas throughout town outside of the OS District.*
- *A permit is not required for exempt uses under Section 4.3 that are not defined as Development under Section 8.2 and therefore do not require Flood Damage Prevention Review under Section 4.11.*

B. Permitted Uses: There are no permitted uses in this district. All applications for permits for development require Flood Hazard Review and must be reviewed by the Development Review Board as Conditional Uses.

C. Conditional Uses: The following uses require Flood Hazard and Conditional Use Review by the Development Review Board (see Sections 4.8 and 4.11) and a zoning permit issued by the Zoning Administrator (see Section 7.2). All allowed use terms are as defined in Section 8.2:

1. Accessory Structures (structures that are accessory to an approved or exempted use, such as a backstop, dugout and bleachers are accessory to a baseball field)
2. Arts & Entertainment
3. Civic/Institutional
4. Nursery
5. Open Market
6. Recreation
7. Sawmill
8. Wood Processing

D. Dimensional Standards:

Minimum Lot Size	5 acres
Minimum Lot Frontage	200 ft.
Minimum Front Yard Setback	50 ft.
Minimum Side Yard Setback	50 ft.
Minimum Rear Yard Setback	50 ft.

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Maximum Lot Coverage	10%
Maximum Building Height	35 ft.

E. Supplemental Standards:

1. Prevent Fragmentation. Development shall avoid fragmenting prime agricultural soils, active farm fields, forestlands and habitat corridors.

2.11 Residential 120,000 (R120) District

A. Purpose: To provide lower-density residential neighborhoods with compatible home businesses and working landscape uses that are consistent with the Chester Town Plan.

B. Permitted Uses: The following land uses require a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Accessory Dwelling
2. Accessory Structure
3. Accessory Use (e.g., Home Child Care Facility, Home Occupation)
4. Agricultural/Forestry (See Sec.4.3 Limitations & Exemptions)
5. Family Child Care Home
6. Group Home
7. Residential – Single- and Two-Family

C. Conditional Uses: The following land uses require conditional use review by the Development Review Board (see Section 4.8) and a zoning permit issued by the Zoning Administrator (see Section 7.2):

1. Animal Hospital
2. Animal Kennel
3. Building and Construction Trades
4. Campground
5. Civic Institutional
6. Wireless Communication Facility
7. Extraction Operations
8. Family Child Care Facility
9. Heavy Construction Trades
10. Home Business
11. Nursery
12. Professional Office
13. Recreation
14. Residential – Multi-Family
15. Sawmill