

This is the Official Zoning Map of the Town of Chester, adopted on 2 December 2003, last amended by Local Law #5 of 2009 on 24 June 2009, and certified as accurate on 2 August 2012. Signed copies are on file at the Orange County Department of Planning and the municipal clerk's office.

Town of Chester

Orange County, New York
OFFICIAL ZONING MAP

Date of Last Amendment: LL#5 of 2009, adopted 24 June 2009

Orange County Planning Department
Map Update: 10 September 2012 by M. Ryan

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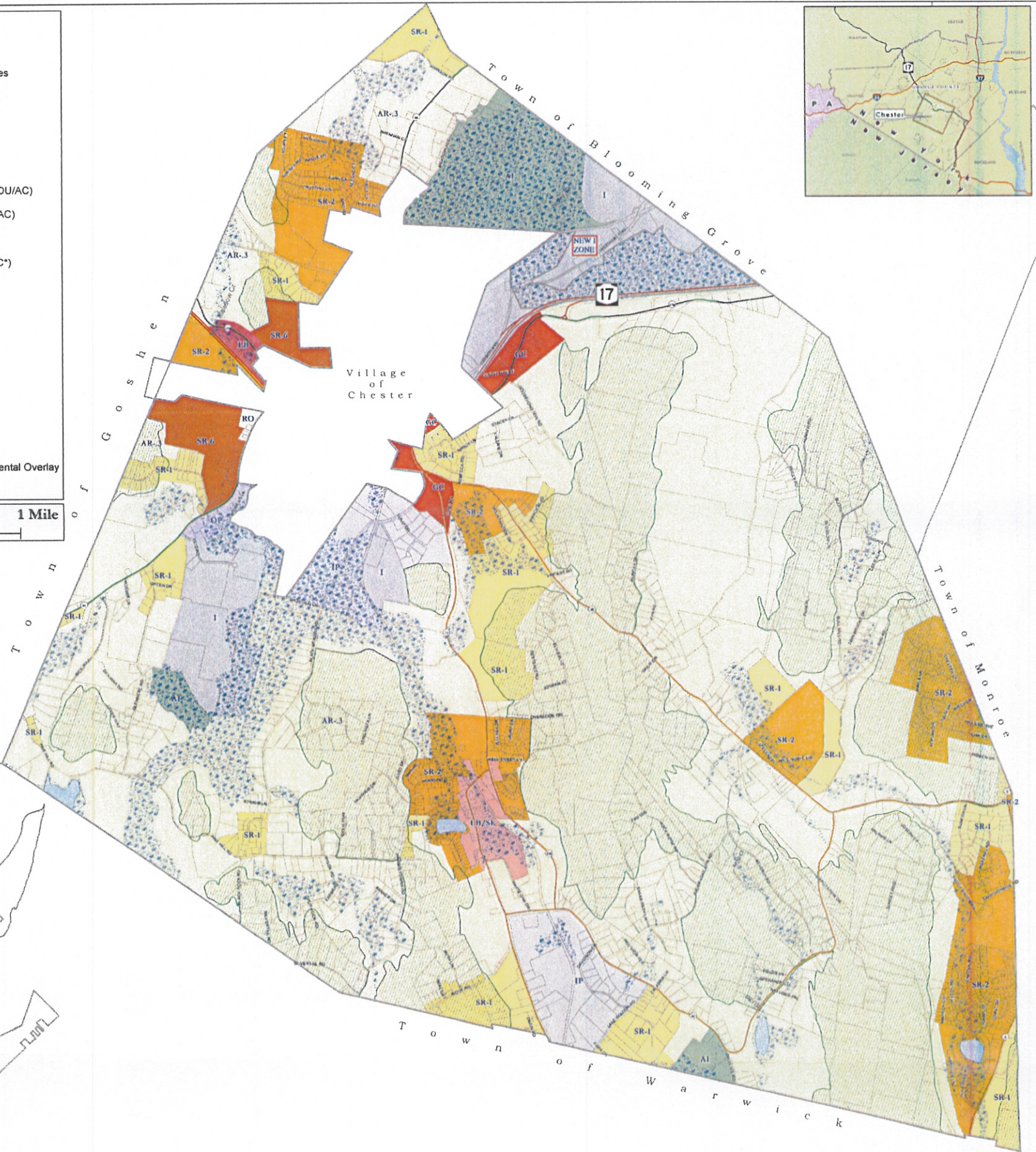
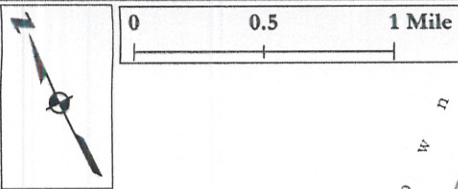


LEGEND

- Interstate
- State Route
- County Road
- Local Road
- Municipal Boundaries
- Lakes & Reservoirs
- Parcels

Zoning Districts

- AR-3 - Agricultural Residential (0.2 - 0.5 DU/AC)
- SR-1 - Suburban Residential (0.5 - 1 DU/AC)
- SR-2 - Suburban Residential (2 DU/AC*)
- SR-6 - Suburban Residential (2 - 6 DU/AC*)
- RO - Residence Office
- LB/SL - Local Business / Sugar Loaf
- LB - Local Businesses
- GC - General Commercial
- OP - Office Park
- IP - Industrial Park
- I - Industrial
- AI - Agricultural Industrial
- Flood Plains and Ponding Area Environmental Overlay
- Ridge Preservation Overlay District



ZONING
98 Attachment 2
Town of Chester
I District

Schedule of Use and Area Requirements

[Amended 6-7-2005 by L.L. No. 2-2005; 3-6-2007 by L.L. No. 4-2007; 9-9-2008 by L.L. No. 4-2008; 2-23-2011 by L.L. No 2-2011; and 3-9-16 by L.L. No. ----]

Permitted Uses	Uses Requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yards (Feet)				Maximum Building Height (Feet)	Maximum Percentage of Building Coverage (Feet)	
			Area (Acres)	Width (Feet)	Front	One Side	Total Side	Rear			
1. Government-owned and –operated buildings and uses, including fire stations, offices, libraries, parks, museums, etc., and passenger transportation depot or station.	1. Manufacturing ² , assembly, converting, packaging, altering, finishing, cleaning or any other processing of materials involving the use of only oil, gas, or electricity for fuel.	1. Customary accessory buildings and uses.	3	350	100	75	150	100	45	40%	
	2. Office buildings for business and professional use.	2. Customary accessory uses, including parking and loading facilities as required and signs pursuant to § 98-21.	2	200	75	70	140	75	45		
	3. Fully enclosed warehouse distribution centers and storage facilities.	3. Caretaker’s or watchman’s dwelling only as accessory to a commercial or industrial use as may be specifically allowed by the Planning Board at the time of site plan approval of the primary use or amendment thereto.	2+	200	75	70	140	75	45		
	4. Truck and transportation terminals, storage and repair facilities ²		5+	300	100	90	180	100	65		
	5. Contractor’s storage 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.		40+	500	200	200	400	200	65 to 90		
	6. Self-service storage ² , per § 98-29; includes the outside storage of recreational vehicles, boats and trucks.	4. Schools of instruction relating to an industrial use.	5	300	100	90	180	100	45		
	7. Research facilities, experimental and testing laboratories.		3	250	75	40	80	75			
	8. Newspaper and printing establishments.										
	9. Lumber and building material and equipment sales and storage ² .										
	10. Outdoor processing of materials ² fully screened from roads and residential uses to the satisfaction of the Planning Board.										
	11. Excavations as regulated in § 98-12. Quarries ² , stone crushers, screening plants, and storage of quarry screenings accessory to such uses with DEC permit.										
	12. Concrete and asphalt manufacturing plants ² , for use of materials off the site.		5	300	150	100	200	100	55		
	13. Public utility structures and rights-of-way per § 98-29	As required by the appropriate regulatory agency.									
	14. Solar farms, solar power plant, electric generator		5		100	50	100	50			

NOTES:

¹ A building height of up to 90 feet is allowed only with Town Board authorization prior to site plan approval.

² Uses that allow outdoor storage of goods in this district pursuant to L.L. No. 4-2208.