

R-1/2 (R-.5) ZONE SECTION 60



Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the uses or use categories listed below.

PERMITTED USES PERMITTED AS OF RIGHT

- Single family dwelling
- Two-family dwelling
- Accessory dwelling unit within the principal residential structure or a detached accessory building
- Customary home occupation
- Roadside stands for the seasonal sale of farm produce and products
- Agriculture and farms

SPECIAL PRINCIPAL USES

SUBJECT TO THE ISSUANCE OF A SPECIAL PERMIT FROM THE PLANNING & ZONING COMMISSION

- Churches, day care centers, and schools
- Police stations, fire houses, and other municipal buildings
- The business and facilities of a public service company
- Parks and playgrounds
- Medical hospitals
- Convalescent homes
- Commercial dog kennels and veterinary hospitals (on 7+ acres)
- Livery, boarding or riding stables (on 7+ acres)
- Cemetery of a church or of a cemetery association having its principal office in the Town of Chester
- A dump, sanitary landfill or public waste processing facility operated by the Town of Chester
- Boarding houses and bed and breakfasts
- Life Care facility
- Housing for the elderly

*Please see [Section 60 of the regulations](#) for further explanation on all uses listed

DIMENSIONAL REQUIREMENTS

- Minimum Lot Width: 125 FT
- Minimum Lot Rectangle: 125' x 125'
- Front yard setback: 20 FT
- Side yard setback: 20 FT
- Rear yard setback: 20 FT
- Minimum lot area: 1/2 acre (21,780 SQ FT)
- Minimum Buildable Land Area*: 20,000 SQ FT
- Minimum Lot area per dwelling unit: 1/2 acre
- Maximum Lot Coverage: 25%
- Maximum Building Height: 35 feet

*Buildable land area can not include wetlands, watercourses, floodplain, rock outcropping, and a percentage of steep slopes and easement land.

To apply for a permit please click [here](#).