

Purpose and objective: To provide a balance offering compatible commercial services and economic opportunity while protecting the community, environment, and natural aesthetics.

**TOWN OF CHESTER USE CHART**

**KEY:**

ZP = ALLOWED USE BY RIGHT WITH ZONING PERMIT  
 S = SUBJECT TO SITE PLAN REVIEW  
 — = PROHIBITED (USE VARIANCE REQUIRED)

USES	HAMLET	MODERATE INTENSITY USE	LOW INTENSITY USE	RURAL USE	RESOURCE MGT.	INDUSTRIAL USE
Accessory Apartment	S	S	S	S	S	—
Accessory Uses and Accessory Structures	ZP	ZP	ZP	ZP	ZP	ZP
Agricultural Services Use(s)	S	S	S	S	S	S
Agriculture Use(s)	S	S	S	ZP	ZP	—
Agricultural Use Structure	S	ZP	ZP	ZP	ZP	—
Airport / Heliport	—	S	S	S	—	—
Automobile Service Station	S	S	—	—	—	—
Bed and Breakfast as a Tourist Accommodation	S	S	S	S	S	—
Bed and Breakfast as an Accessory Use	ZP	ZP	ZP	ZP	ZP	—
Campground	S	S	S	S	S	—
Church	S	S	S	S	S	—
Club	ZP	ZP	—	—	—	—
Commercial Boat Storage	—	S	S	—	—	—
Commercial Recreational Use	S	S	S	—	—	—
Commercial Sand and Gravel Extraction	—	—	S	—	S	S
Commercial Use <sup>5</sup>	S	S	S	S	S	S
Community Facility	S	S	S	S	S	—
Computer Related Facility	S	S	—	—	—	—
Day Care Center	S	S	—	—	—	—
Dwelling, Attached	S	S	—	S	S	—
Dwelling, Multi-Family	S	S	—	S	S	—
Dwelling, Single-Family	ZP	ZP	ZP	ZP	S	—

USES	HAMLET	MODERATE INTENSITY USE	LOW INTENSITY USE	RURAL USE	RESOURCE MGT.	INDUSTRIAL USE
Dwelling, Town House	S	S	—	S	S	—
Dwelling, Two Family	S	S	—	S	S	—
Excavation	ZP	ZP	ZP	—	ZP	—
Firing Range	—	—	S	S	S	—
Food Store	S	S	—	—	—	—
Forestry Use	ZP	ZP	ZP	ZP	ZP	ZP
Forestry Use Structure	—	—	—	S	S	—
Fraternal Organization	ZP	ZP	ZP	ZP	—	—
Funeral Home	S	S	S	—	—	—
Game Preserve	—	—	S	—	ZP	—
Garage Public	S	S	—	—	—	—
Government Office or Agency	S	S	—	—	—	—
Greenhouse Commercial	S	—	—	—	—	—
Group Camp	—	S	S	S	S	—
Home Occupation	ZP	ZP	ZP	ZP	S	—
Hunting and Fishing Cabins / Under 500 Sq. feet	—	—	ZP	ZP	ZP	—
Hunting and Fishing Cabins / Over 500 Sq. feet*	—	—	—	—	S	—
Industrial Use	—	—	—	—	—	S
Junkyard	—	—	—	—	—	S
Kennel	S	S	S	S	S	—
Mail Order Business	ZP	S	—	—	—	—
Major Public Utility Use	—	S	S	—	S	S
Marina	—	S	S	—	—	—
Marina/Quick Launch	—	—	S	—	—	—
Medical Building	S	S	—	—	—	—
Mineral Extraction / Mineral Extraction Structures	—	—	—	—	—	S
Mobile/Manufactured Home	ZP	ZP	ZP	ZP	S	—
Mobile/Manufactured Home Park or Court	S	—	—	—	—	—
Private Sand , Gravel, Topsoil Extraction	—	—	S	S	S	—
Professional Office	S	S	—	—	—	—
Public or Semi-Public Building	S	S	S	S	S	S
Restaurant, Full Service	S	S	S	S	S	—

USES	HAMLET	MODERATE INTENSITY USE	LOW INTENSITY USE	RURAL USE	RESOURCE MGT.	INDUSTRIAL USE
Restaurant, Fast Food	S	S	—	—	—	—
Retail Services, Commercial	S	S	—	—	—	—
Retail Business, General	S	S	—	—	—	—
Riding Stables	—	—	—	S	—	—
Rooming House	—	—	S	S	—	—
School	S	S	S	S	—	—
Shopping Center	S	S	—	—	—	—
Ski Center	—	S	—	S	S	—
Solar Systems, Flush Mounted	ZP	ZP	ZP	ZP	ZP	ZP
Solar Systems, Rooftop or Building Mounted	ZP	ZP	ZP	ZP	ZP	ZP
Solar Systems, Building Integrated Photovoltaic	ZP	ZP	ZP	ZP	ZP	ZP
Solar Energy Systems, Pole Mounted or Ground Mounted (Accessory Structure)	S <sup>4</sup>	S <sup>4</sup>	S	S	S	S
Solar Energy Systems, Pole Mounted or Ground Mounted (Principal Use)	—	—	S	S	S	S
Tourist Accommodation	S	S	S	S	S	—
Transient Mobile Home / Travel Trailer Camp	—	S	—	—	—	—
Waste Treatment Plant / Public	—	—	S	S	—	S
Waste Treatment Site (Municipal Only)	S	S	—	—	—	—
Water Bottling Plant	—	S	S	S	—	—
Watershed Management / Flood Control Project	S	S	S	S	S	—
Wayside Stand	ZP	ZP	ZP	ZP	ZP	—
Wood Product Mills	—	—	—	—	—	S

\*and any other private club structures involving 500 square feet or more of floor space.

1. Any New Land Use or Development, including single family dwellings, in any district on lands at an elevation in excess of 1,400 feet above sea level or on slopes in excess of 15% shall be subject to project review.
2. For all commercial uses any change of use or any increase in the size of the structure or in the area of lot coverage shall be subject to Site Plan Review.
3. See Section 4.03 for dimensional regulations.
4. Small-scale solar system only.
5. Commercial Uses not listed separately as either allowable with a Zoning Permit or Site Plan Review.

[Use Chart Amended by Resolution No. 123 of 2021]