

Zoning District Regulations – Use Chart

Allowed Uses with Zoning Permit:

(H) Hamlet – Rooftop or building mounted solar systems, flush mounted systems and building integrated photovoltaic systems.

(MI) Moderate Intensity – Rooftop or building mounted solar systems, flush mounted systems and building integrated photovoltaic systems

(L) Low intensity – Rooftop or building mounted systems, flush mounted systems and building integrated photovoltaic systems

(RU) Rural Use – Rooftop or building mounted solar systems, flush mounted systems and building integrated photovoltaic systems

(RM) Resource Management – Rooftop or building mounted solar systems, flush mounted systems and building integrated photovoltaic systems.

(I) Industrial Use Areas – Rooftop or building mounted solar systems, flush mounted systems and building integrated photovoltaic systems.

A. Solar Photovoltaic Systems and Solar Thermal Systems – Pole-Mounted or Ground-Mounted Solar Energy Systems

1. Classified as accessory structure in Hamlet and Moderate Intensity Zoning Districts.
 - (a) Small-scale solar system only
2. Classified as principal use or accessory structure in Low Intensity, Rural Use and Resource Management Zoning Districts.
 - (a) Site plan review required
3. Classified as principal use or accessory structure in Industrial Zoning District.
 - (a) Site plan review required
4. Waterfront
 - (a) May not be installed on shorefront side of property
 - (b) Site plan review required
 - (c) Small scale solar system use only
5. Inspections required: Electrical – By UL qualified inspector. To meet all NEC requirements.
 - (a) Installation to meet all applicable laws and codes.

Section 7.24 Water Supply Wells.

A. Purpose and Objective.

To protect people and the environment coming into contact with the land or surrounding lands of these wells and to any nearby septic systems.

- B. A Zoning Permit is required for the installation of a water supply well.
 - 1. Minimum site plan requirements:
 - (a) Separation distance from on-site septic wastewater system.
 - (b) Separation distance from nearby septic systems.
 - (c) Separation distance from waterbody (i.e. stream, lake, watercourse, drainage ditch, wetland).
 - (d) Refer to Part 5, Subpart 5-1 Standards for Water Wells, Appendix 5B “Table 1: Required Minimum Separation Distances to Protect Water Wells from Contamination”, published by the New York State Department of Health.
- C. Wells must meet or exceed construction standards established by County, State Law and the Town of Chester Zoning Local Law.
- D. A well may not be installed where it infringes on a neighbor’s ability to develop their property for safe use and living.