

113 Attachment 1

**Township of Chester
Schedule I
Schedule Of Area, Yard and Building Requirements²
[Amended 6-5-1989 by Ord. No. 2:19A-89; 4-15-1997; 12-2-1997; 3-5-2002; 9-3-2002; 4-18-2023 by Ord. No. 2023-11]**

Zone	Minimum Size of Lot		Minimum Required Yards in Feet for Principal Buildings ¹				Accessory Structures ³		Maximum	Maximum Height In Stories	Maximum Height In Feet	Max. FAR ⁴
	Area (acres)	Width in Feet	Front Yard	One Side Yard	Total of Two Side Yards	Rear Yard	Side Yard	Rear Yard	Percent of			
									Improved Lot Coverage			
R-1	1	150	50	25	60	25	25	20	20%	2½	35	N/A
R-2	2	200	60	35	80	50	35	40	15%	2½	35	N/A
R-3	3	250	60	35	80	50	35	40	15%	2½	35	N/A
R-5	5	300	80	50	120	80	50	50	10%	2½	35	N/A
R-10	10	300	80	50	120	80	50	50	5%	2½	35	N/A
P			60	35	80	50	35	40		2½	30	N/A
PO/R	5	300	150	75	160	100	75	100	25%	2½	35	0.1125
B	2	200	100	35	80	50	35	40	40%	2½	35	0.135
LB	2	200	100	35	80	50	35	40 ⁵	30%	2½	35	0.135

NOTES:

¹ In addition to the above requirements, and with respect to dry lands abutting Route 206 within the R-1, R-2, R-3 and R-5 Zones, and in order to promote public safety and maintain open space in a rural, noise-free atmosphere, an open space conservation easement 200 feet in width, as measured from the right-of-way line of Route 206, shall be established. Any yard setbacks required above shall be measured from the interior dimension of such open space conservation easement and shall be in addition to the conservation easement requirements contained herein.

No driveways shall enter upon lands abutting Route 206, nor cross the conservation easement, without the express approval of the Planning Board.

The area within the conservation easement shall be left in its natural state, and any developer of such lands is required to maintain and preserve all natural plant material and trees within the conservation area, unless expressly otherwise approved by the Planning Board.

Where the Planning Board finds existing vegetation, topographic features, tree cover or other plant cover is insufficient to provide an adequate conservation easement and open space area, the Planning Board shall require the applicant to submit landscaping plans, prepared by a professional landscape architect or professional engineer, showing sufficient plant cover and material.

Lots in existence on or before May 17, 1988 shall not be required to provide a conservation easement, but shall be required to provide a minimum building setback of 150 feet from Route 206 or a minimum setback of 75 feet if the lot contains 1.5 acres or less.

The provisions of this footnote shall not apply to property located in the B Business District.

² All lots shall contain the minimum frontage and lot width as required by § 113-221. Furthermore, each lot shall be of such size and shape that a circle of a diameter equal to the required lot width can be inscribed between the side and rear lot lines, with the forwardmost edge of the circle being coincidental at a point with the front lot line. Flag lots, where permitted, shall be designed in accordance with Article 47 of Chapter 113.

³ Except as regulated elsewhere, no accessory buildings or structures shall be located within the front yard setback as specified for the zoning district where the lot is located.

⁴ Floor area ratio is herein defined as the percentage figure obtained by dividing the gross floor area of all structures contained on a certain lot (numerator) by the total lot area (denominator). A total lot area can be calculated either by using lot boundaries, or a combination of lot boundaries and the boundaries of the B and LB Zones. The method which gives the smaller result is to be used to determine the floor area ratio.

⁵ Except as regulated elsewhere, no accessory buildings or structures shall be located within the front yard setback as specified for the zoning district where the lot is located.