

Draft Chester Unified Development Bylaw
v.03.04 (January 21, 2021)

2113 DIMENSIONAL TABLE

| | V12 | V6 | V4 | MU | GB | SV | RES4 | RES2 | R3 | R6 | R18 |
|--|-------------|-------------|--------------|--------------------|---------------|--------------|------------------|--------------|----------|-------------------|--------------------|
| LOTS | | | | | | | | | | | |
| Minimum lot size (residential lots non-residential lots) Inclusive of all land within the property boundaries, but excluding any land within a road right-of-way. | 4,000 sq ft | 8,000 sq ft | 12,000 sq ft | 1 acre | 1 acre | 20,000 sq ft | 10,000 sq ft | 20,000 sq ft | 3 acres | 3 acres 6 acres | 3 acres 18 acres |
| Minimum lot frontage (residential lots non-residential lots) On a maintained public or private road, excluding any frontage on Class 4 roads or unimproved rights-of-way. See Subsection 2005.E. | 30 ft | 45 ft | 60 ft | 150 ft | 150 ft | 120 ft | 60 ft | 120 ft | 150 ft | 150 ft 300 ft | 150 ft 450 ft |
| Maximum lot coverage (first 3 acres all lot area in excess of 3 acres) Total amount of impervious surface as a percentage of total lot area. | 90% | 80% | 70% | 60% | 60% | 50% | 60% ¹ | 50% 5% | 30% 5% | 20% 5% | 5% |
| SETBACKS | | | | | | | | | | | |
| Minimum front setback See Subsection 2005.F. | 0 ft | 8 ft | 12 ft | 20 ft | 20 ft | 20 ft | 20 ft | 20 ft | 40 ft | 40 ft | 40 ft |
| Maximum front setback See Subsection 2005.F. | 16 ft | 20 ft | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Minimum side setback (from property within the same district from property in another district) See Subsection 2005.F. | 0 ft | 8 ft | 8 ft | 12 ft ¹ | 12 ft 40 ft | 16 ft | 12 ft | 16 ft | 20 ft | 20 ft | 20 ft |
| Minimum rear setback (from property within the same district from property in another district) See Subsection 2005.F. | 8 ft | 8 ft | 12 ft | 12 ft ¹ | 12 ft 40 ft | 16 ft | 12 ft | 16 ft | 20 ft | 20 ft | 20 ft |

NOTE:

¹ Applies only to buildings on lots fronting on Routes 103 or 11.

| | | | | | | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------------------|-------------|-------------|-------------|
| BUILDINGS | | | | | | | | | | | |
| Maximum principal building footprint | 6,000 sq ft | 6,000 sq ft | 4,500 sq ft | 6,000 sq ft | 6,000 sq ft | 6,000 sq ft | 6,000 sq ft | 6,000 ¹ sq ft | 6,000 sq ft | 6,000 sq ft | 6,000 sq ft |
| Minimum principal building height See Subsection 2005.G. | 24 ft | 24 ft | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Maximum structure height See Subsection 2005.G. | 35 ft | 35 ft | 35 ft | 35 ft | 35 ft | 35 ft | 35 ft | 35 ft | 35 ft | 35 ft | 35 ft |

NOTE:

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DENSITY

| | | | | | | | | | | | |
|---|-------------|-------------|--------------|--------------|--------|--------------|--------------|--------------|---------|---------|----------|
| Maximum density | 1 per | 1 per | 1 per | 1 per | 1 per | 1 per | 1 per | 1 per | 1 per | 1 per | 1 per |
| Measured as number of dwelling units or other principal uses per amount of total lot area, except that accessory dwellings in accordance with Section 3203 Accessory Dwelling will not be included. | 4,000 sq ft | 8,000 sq ft | 12,000 sq ft | 10,000 sq ft | 1 acre | 20,000 sq ft | 10,000 sq ft | 20,000 sq ft | 2 acres | 6 acres | 18 acres |