

Supportive zoning amendments required by revising Article 9

***Purpose:** Simple reference edit to be consistent with the Article 9 replacement.*

ARTICLE 5

ZONING REGULATIONS

5.3.3 Special Exception Uses

5.3.3.3 Conversion or addition to a single-family dwelling to accommodate an accessory dwelling unit pursuant to the provisions of Article 9, "Accessory Dwelling Units.

***Purpose:** A clarification edit suggested by the reviewing attorney and the ZBA.*

ARTICLE 11

ZONING BOARD OF ADJUSTMENT

11.4 Conditions for Granting of a Special Exception

Special exception means the use which would not be appropriate generally or without restriction in a particular district, and, accordingly, is allowable only upon such conditions as are established by this Ordinance, for the uses set forth in Subsection 5.3.3 and 5.7.8, and only after a public hearing.

The Zoning Board of Adjustment, in its discretion, may require Site Plan Review by the Planning Board as a condition of approval. Site Plan Review by the Planning Board may result in additional conditions being set to ensure compliance with the intent of the Chester Zoning Ordinance.