

LAND DEVELOPMENT

30 Attachment 4

Township of Chatham

Appendix I

SECTION 30-75.2

SCHEDULE OF ZONING REQUIREMENTS

TOWNSHIP OF CHATHAM

[Amended 7-9-2020 by Ord. No. 2020-11; 10-14-2021 by Ord. No. 2021-19]

Zone	Primary Use	Maximum Stories	Height (feet)	Minimum Lot Area (square feet)	Maximum Depth of Meas'mts. (feet)	Minimum Lot Width		Minimum Yards (feet)			Side Yards Combined (1)	Maximum Lot Coverage	
						Street Line (feet)	Setback Line (feet)	Front	Rear	Side		Buildings	Buildings and Impervious Surfaces
R-1	One-Family Dwellings												
	Conventional Lot (2a)	2-1/2	35	100,000	400	225(3)	250	100	75	35	35%	SECTION 30-78.11	
	Clustered Lot (2a)	2-1/2	35	100,000	400	225(3)	250	100	75	35	35%	SECTION 30-78.11	
	Lot Size Averaging (2a)	2-1/2	35	100,000	400	225(3)	250	100	75	35	35%	SECTION 30-78.11	
R-1A	One-Family Dwellings												
	Conventional Lot (2b)	2-1/2	35	100,000	400	225(3)	250	100	75	35	35%	SECTION 30-78.11	
	Lot Size Averaging (2b)	2-1/2	35	41,250	275	125(5)	150	75	75	25	35%	SECTION 30-78.11	
R-2	One-Family Dwellings												
	Conventional Lot (2c)	2-1/2	35	60,000	300	160(6)	200	75	75	30	35%	SECTION 30-78.11	
	Lot Size Averaging (2c)	2-1/2	35	41,250	275	125(5)	150	75	75	25	35%	SECTION 30-78.11	
R-2A	One-Family Dwellings												

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						Street Line (feet)	Setback Line (feet)	Front	Rear	Side		Buildings	Buildings and Impervious Surfaces
	Conventional Lot (2c)	2-1/2	35	60,000	300	160(6)	200	75	75	30	35%	SECTION 30-78.11	
	Lot Size Averaging (2c)	2-1/2	35	41,250	275	125(5)	150	75	75	25	35%	SECTION 30-78.11	
	Townhouses	SEE SECTION 30-78.6											
R-2B-1	One-Family Dwellings												
	Conventional Lot (2c)	2-1/2	35	60,000	300	160(6)	200	75	75	30	35%	SECTION 30-78.11	
	Clustered Lot (2c)	2-1/2	35	30,000	240	110(7)	125	50	60	20	35%	SECTION 30-78.11	
	Lot Size Averaging (2c)	2-1/2	35	30,000	240	110(7)	125	50	60	20	35%	SECTION 30-78.11	
	Recreational Use	SEE SECTION 30-78.10											
R-2B-2	One-Family Dwellings												
	Conventional Lot (2c)	2 1/2	35	60,000	300	160(6)	200	75	75	30	35%	SECTION 30-78.11	
	Clustered Lot (2c)	2 1/2	35	30,000	240	110(7)	125	50	60	20	35%	SECTION 30-78.11	
	Lot Size Averaging (2c)	2 1/2	35	30,000	240	110(7)	125	50	60	20	35%	SECTION 30-78.11	
	Recreational Use	SEE SECTION 30-78.10											
R-3	One-Family Dwellings												
	Conventional Lot (2c)	2 1/2	35	20,000(10)	200	90(7)	100	50(8)	50	15	30%	SECTION 30-78.11	
R-4	One-Family Dwellings												
	Conventional Lot (2c)	2 1/2	35	10,000	115	75(9)	75	25	45	15	—	SECTION 30-78.11	

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						Street Line (feet)	Setback Line (feet)	Front	Rear	Side		Buildings	Buildings and Impervious Surfaces
R-5	One-Family Dwellings												
	Conventional Lot (2c)	2-1/2	35	41,250	275	125(5)	150	75	75	25	35%	SECTION 30-78.11	
R-5A	One-Family Dwellings												
	Conventional Lot (2c)	2-1/2	35	41,250	275	125(5)	150	75	75	25	35%	SECTION 30-78.11	
	Senior Housing	SEE SECTION 30-78.12											
R-6A	Townhouses	SEE SECTION 30-78.7											
R-6B	Townhouses	SEE SECTION 30-78.8											
R-6C	One-Family Dwellings and Multi-Family Dwellings [Ord. No. 2017-15]	SEE SECTION 30-78.13											
R-7	Apartments	SEE SECTION 30-78.9											
AH	Affordable Housing	SEE SECTION 30-79											
B-1	Retail Business	2-1/2	35	45,000	225	200	200	60(10)	50	25	—	20%	60%
B-2	Retail Business	2-1/2	35	45,000	225	200	200	60(10)	50	25	—	20%	60%
PI-1	Professional and Institutional	2-1/2	35	217,800	600	360	360	75	75	50	—	15%	40%
PI-2	Professional and Institutional	2-1/2	35	45,000	225	200	200	75	75	50	50%	15%	40%
PCD	Planned Commercial Development	SEE SECTION 30-82											

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						Street Line (feet)	Setback Line (feet)	Front	Rear	Side		Buildings	Buildings and Impervious Surfaces
R-3 AH	One-Family Dwellings												
(11)(12)	Conventional Lot	2-1/2	35	20,000(10)	200	90(7)	100	30	50	15	30%	SECTION 30-78.11	

NOTES:

- (1) Percentage of Average Lot Width for Side Yard Determination as defined in Article 2.
- (2a) Density shall not exceed one lot for every 3 1/2 gross acres of subdivision tract area.
- (2b) Density shall not exceed one lot for every 2 1/2 gross acres of subdivision tract area.
- (2c) Density shall not exceed one lot for every 1 1/2 gross acres of subdivision tract area.
- (3) One hundred fifty feet on a permanent cul-de-sac.
- (4) Ninety feet on a permanent cul-de-sac.
- (5) One hundred twenty-five feet on a permanent cul-de-sac.
- (6) Sixty feet on a permanent cul-de-sac.
- (7) Except that if there are three or more developed lots on the same side of the street within 200 feet of any particular undeveloped lot and none of such developed lots has a front yard as deep as 50 feet then the front yard of the undeveloped lot shall not be required to be deeper than the deepest front yard of such developed lots, provided, however, that in no event shall the front yard of the undeveloped lot be less than 35 feet.
- (8) Fifty feet on a permanent cul-de-sac.
- (9) Except that if there are three or more developed lots on the same side of the street within 200 feet of any particular undeveloped lot and none of such developed lots has a front yard as deep as 60 feet then the front yard of the undeveloped lot shall not be required to be deeper than the deepest front yard of such developed lots, provided, however, that in no event shall the front yard of the undeveloped lot be less than 25 feet.
- (10) Minimum lot area 25,000 square feet for corner lot.
- (11) Sidewalks shall be required along the entire Hillside Avenue frontage.
- (12) All slope areas of 20% or greater remaining after completion of the grading required for construction shall be included in conservation easements.
- (13) Notwithstanding the requirements of Appendix I, § 30-75.2 Schedule of Zoning Requirements, fire houses and emergency squad buildings may be erected or expanded on any lot of at least ½ acre, provided lot coverage does not exceed 60% and further provided that no front, side or rear yard is less than 10 feet.