

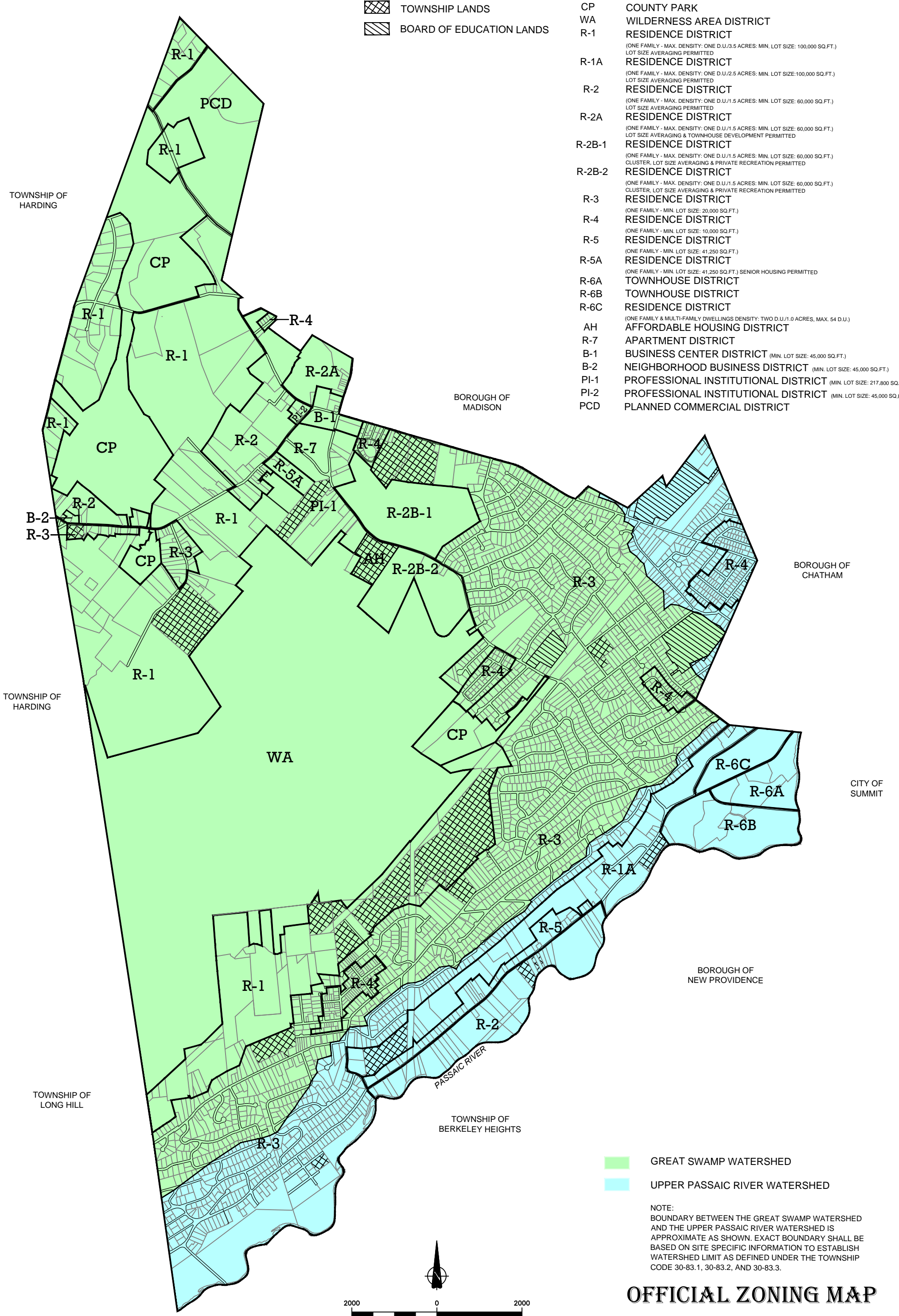




# ZONING LEGEND

-  TOWNSHIP LANDS
-  BOARD OF EDUCATION LANDS

- CP COUNTY PARK
- WA WILDERNESS AREA DISTRICT
- R-1 RESIDENCE DISTRICT  
(ONE FAMILY - MAX. DENSITY: ONE D.U./3.5 ACRES; MIN. LOT SIZE: 100,000 SQ.FT.)  
LOT SIZE AVERAGING PERMITTED
- R-1A RESIDENCE DISTRICT  
(ONE FAMILY - MAX. DENSITY: ONE D.U./2.5 ACRES; MIN. LOT SIZE: 100,000 SQ.FT.)  
LOT SIZE AVERAGING PERMITTED
- R-2 RESIDENCE DISTRICT  
(ONE FAMILY - MAX. DENSITY: ONE D.U./1.5 ACRES; MIN. LOT SIZE: 60,000 SQ.FT.)  
LOT SIZE AVERAGING PERMITTED
- R-2A RESIDENCE DISTRICT  
(ONE FAMILY - MAX. DENSITY: ONE D.U./1.5 ACRES; MIN. LOT SIZE: 60,000 SQ.FT.)  
LOT SIZE AVERAGING & TOWNHOUSE DEVELOPMENT PERMITTED
- R-2B-1 RESIDENCE DISTRICT  
(ONE FAMILY - MAX. DENSITY: ONE D.U./1.5 ACRES; MIN. LOT SIZE: 60,000 SQ.FT.)  
CLUSTER, LOT SIZE AVERAGING & PRIVATE RECREATION PERMITTED
- R-2B-2 RESIDENCE DISTRICT  
(ONE FAMILY - MAX. DENSITY: ONE D.U./1.5 ACRES; MIN. LOT SIZE: 60,000 SQ.FT.)  
CLUSTER, LOT SIZE AVERAGING & PRIVATE RECREATION PERMITTED
- R-3 RESIDENCE DISTRICT  
(ONE FAMILY - MIN. LOT SIZE: 20,000 SQ.FT.)
- R-4 RESIDENCE DISTRICT  
(ONE FAMILY - MIN. LOT SIZE: 10,000 SQ.FT.)
- R-5 RESIDENCE DISTRICT  
(ONE FAMILY - MIN. LOT SIZE: 41,250 SQ.FT.)
- R-5A RESIDENCE DISTRICT  
(TOWNHOUSE - MIN. LOT SIZE: 41,250 SQ.FT.) SENIOR HOUSING PERMITTED
- R-6A TOWNHOUSE DISTRICT
- R-6B TOWNHOUSE DISTRICT
- R-6C RESIDENCE DISTRICT  
(ONE FAMILY & MULTI-FAMILY DWELLINGS DENSITY: TWO D.U./1.0 ACRES, MAX. 54 D.U.)
- AH AFFORDABLE HOUSING DISTRICT
- R-7 APARTMENT DISTRICT
- B-1 BUSINESS CENTER DISTRICT (MIN. LOT SIZE: 45,000 SQ.FT.)
- B-2 NEIGHBORHOOD BUSINESS DISTRICT (MIN. LOT SIZE: 45,000 SQ.FT.)
- PI-1 PROFESSIONAL INSTITUTIONAL DISTRICT (MIN. LOT SIZE: 217,800 SQ.FT.)
- PI-2 PROFESSIONAL INSTITUTIONAL DISTRICT (MIN. LOT SIZE: 45,000 SQ.FT.)
- PCD PLANNED COMMERCIAL DISTRICT



-  GREAT SWAMP WATERSHED
-  UPPER PASSAIC RIVER WATERSHED

NOTE:  
BOUNDARY BETWEEN THE GREAT SWAMP WATERSHED AND THE UPPER PASSAIC RIVER WATERSHED IS APPROXIMATE AS SHOWN. EXACT BOUNDARY SHALL BE BASED ON SITE SPECIFIC INFORMATION TO ESTABLISH WATERSHED LIMIT AS DEFINED UNDER THE TOWNSHIP CODE 30-83.1, 30-83.2, AND 30-83.3.

## OFFICIAL ZONING MAP

TOWNSHIP OF CHATHAM  
MORRIS COUNTY, NEW JERSEY

MARCH 1999

**M**  
**M**  
MOTT  
MACDONALD

DATE	REVISION
10/2016	MODIFY R-4 ZONE AT CHESTNUT RD.
5/2017	MODIFY R-2 ZONE AT BLOCK 144, LOT 33.
5/2017	REMOVE R-5 ZONE AT BLOCK 144, LOT 33.
5/2017	REMOVE PI-2 ZONE AT BLOCK 144, LOT 33.
11/2017	ADDED R-6C ZONE TO BLOCK 66, LOT 1
11/2017	OVERLAY DISTRICTS ADDED