

ORDINANCE 2017-16

ORDINANCE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING SUBSECTION 30-75.1 TITLED “ZONE DISTRICTS” OF CHAPTER XXX, TITLED “LAND DEVELOPMENT” OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF CHATHAM, TO ADD A NEW ZONING DISTRICT CLASSIFICATION ON THE OFFICIAL ZONING MAP TO BE KNOWN AS THE “R-6C RESIDENCE DISTRICT” TO INCLUDE THE FOLLOWING PROPERTY: BLOCK 66, LOT 1 FRONTING ON RIVER ROAD AND HILLSIDE AVENUE AND TO ADD TWO OVERLAY DISTRICTS TO BE KNOWN AS THE GREAT SWAMP WATERSHED OVERLAY DISTRICT AND THE UPPER PASSAIC RIVER WATERSHED OVERLAY DISTRICT

BE IT ORDAINED by the Mayor and Township Committee of the Township of Chatham, in the County of Morris and State of New Jersey as follows:

SECTION 1. Subsection 30-75.1, titled “Zone Districts”, of Section 30-75 titled “Zone Districts and Enforcement” of Chapter XXX, titled “Land Development”, of the Revised General Ordinances of the Township of Chatham is hereby amended as follows:

- A. Add a twenty-second zoning classification on the official zoning map as the R-6C Residence District (One-Family & Multi-Family Dwellings Density: Two D.U./1.0 acres, max. 54 D.U.).
- B. Add an overlay district on the official zoning map to be known as the Great Swamp Watershed Overlay District as defined by Chapter XXX, Article 7, Sections 30-83.1 and 30-83.2.
- C. Add an overlay district on the official zoning map to be known as the Upper Passaic River Watershed Overlay District as defined by Chapter XXX, Article 7, Sections 30-83.1 and 30-83.3.

SECTION 2. Subsection 30-75.2 titled “Map and Schedule” of Section 30-75 titled “Zone Districts and Enforcement” of Chapter XXX titled “Land Development” of the Revised General Ordinances of the Township of Chatham is hereby amended as follows:

- A. Change the zoning district classification on the official zoning map to the R-6C Residence District for the following property:

Block 66, Lot 1
- B. Add an overlay district on the official zoning map to be known as the Great Swamp Watershed Overlay District as defined by Chapter XXX, Article 7, Sections 30-83.1 and 30-83.2.
- C. Add an overlay district on the official zoning map to be known as the Upper Passaic River Watershed Overlay District as defined by Chapter XXX, Article 7, Sections 30-83.1 and 30-83.3.
- D. The “Official Zoning Map, Township of Chatham, Morris County, New Jersey”, dated March, 1999, is hereby replaced by the “Official Zoning Map, Township of

Chatham, Morris County, New Jersey”, dated March, 1999, revised as of November, 2017, and is hereby adopted and replaces “Appendix III Item 1: Zoning Map” to the “Appendix to Land Development”, with the “Schedule of Zoning Requirements” remaining as shown in Appendix I.

SECTION 3. All other Ordinances, part of Ordinances, or other local requirements that are inconsistent or in conflict with this Ordinance are hereby repealed to the extent of any inconsistency or conflict, and the provisions of this Ordinance apply.

SECTION 4. Notwithstanding that any provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, all remaining provisions of the Ordinance shall continue to be of full force and effect.

SECTION 5. This Ordinance shall take effect immediately upon (1) adoption; (2) publication in accordance with the laws of the State of New Jersey; and (3) filing of the final form of adopted Ordinance by the Clerk with the Morris County Planning Board pursuant to N.J.S.A. 40:55D-16.

Introduced: November 8, 2017

TOWNSHIP OF CHATHAM, COUNTY OF
MORRIS, STATE OF NEW JERSEY

Adopted:

Attest:

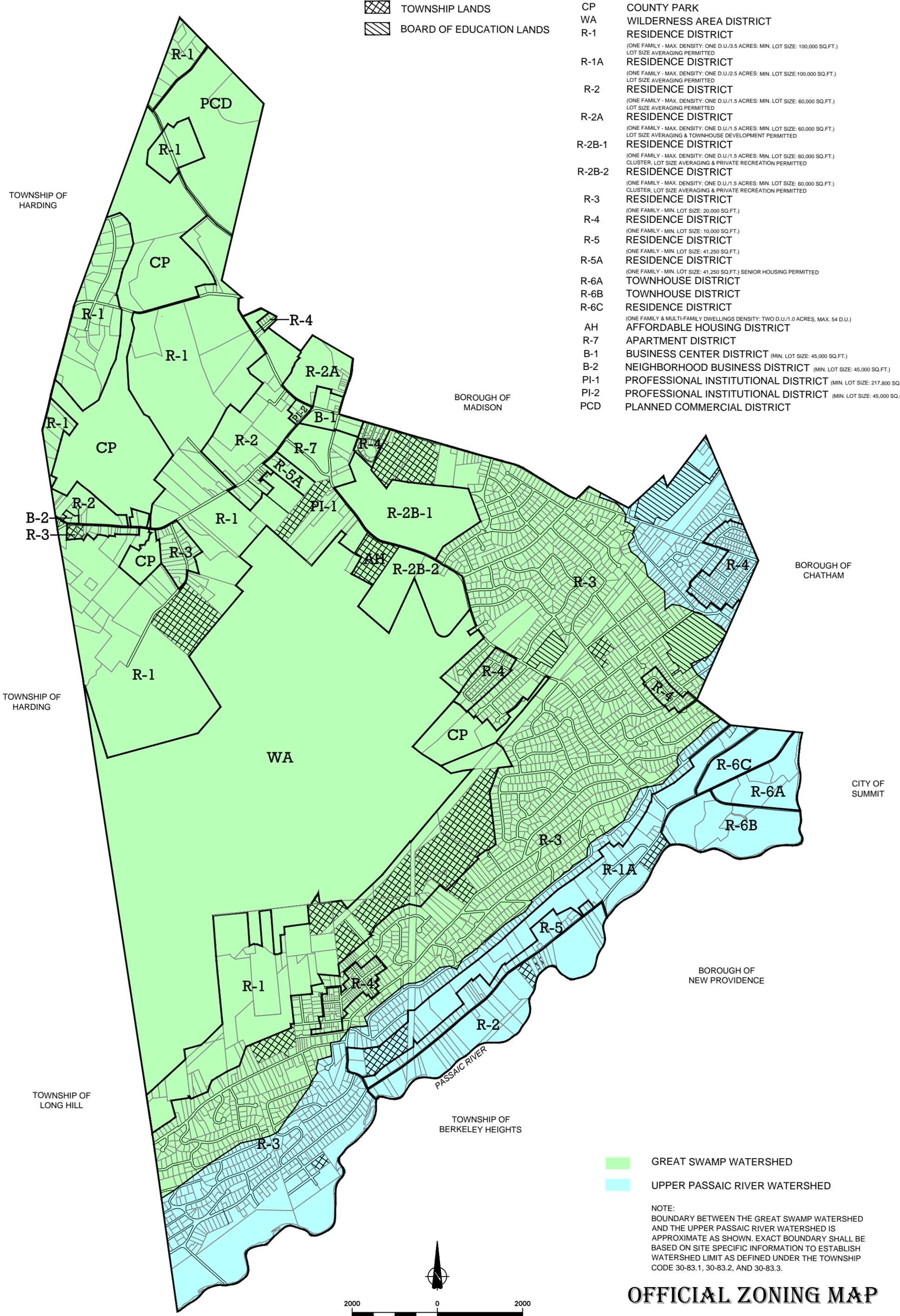
BY: _____
Curt Ritter, Mayor

Gregory J. LaConte, Clerk

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