

# TOWNSHIP OF CHATHAM

## SECTION 30-75.2

### SCHEDULE OF ZONING REQUIREMENTS

Zone	Primary Use	Maximum Stories	Height Feet	Minimum Lot Area (sq. ft.)	Maximum Depth of Meas'mts.(ft.)	Minimum Lot Width		Minimum Yards (ft.)			Side Yards Combined (1)	Maximum Lot Coverage		
						Street Line (ft.)	Setback Line (ft.)	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													
	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 -----												

SECTION 30-75.2 SCHEDULE OF ZONING REQUIREMENTS—Continued

TOWNSHIP OF CHATHAM

Zone	Primary Use	Maximum Height Stories	Minimum Lot Area (sq. ft.)	Maximum Depth of Meas'mts.(ft.)	Minimum Lot Width		Minimum Yards (ft.)			Side Yards Combined (1)	Maximum Lot Coverage	
					Street Line (ft.)	Setback Line (ft.)	Front	Rear	Side		Buildings	Buildings and Impervious Surfaces
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 —

TOWNSHIP OF CHATHAM

Zone	Primary Use	Maximum Stories	Height Feet	Minimum Lot Area (sq. ft.)	Maximum Depth of Meas'mts.(ft.)	<u>Minimum Lot Width</u>		<u>Minimum Yards (ft.)</u>			Side Yards Combined (1)	<u>Maximum Lot Coverage</u>	
						Street Line (ft.)	Setback Line (ft.)	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-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%

TOWNSHIP OF CHATHAM

Zone	Primary Use	Maximum Stories	Height Feet	Minimum Lot Area (sq. ft.)	Maximum Depth of Meas'mts.(ft.)	<u>Minimum Lot Width</u>		<u>Minimum Yards (ft.)</u>			Side Yards Combined (1)	<u>Maximum Lot Coverage</u>	
						Street Line (ft.)	Setback Line (ft.)	Front	Rear	Side		Buildings	Buildings and Impervious Surfaces
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-----											

NOTES:

- (1) Percentage of Average Lot Width for Side Yard Determination as defined in Article 2.
- (2a) Density shall not exceed one (1) lot for every three and one-half (3 1/2) gross acres of subdivision tract area.
- (2b) Density shall not exceed one (1) lot for every two and one-half (2 1/2) gross acres of subdivision tract area.
- (2c) Density shall not exceed one (1) lot for every one and one-half (1 1/2) gross acres of subdivision tract area.
- (3) One hundred fifty (150) feet on a permanent cul-de-sac.
- (4) Ninety (90) feet on a permanent cul-de-sac.
- (5) One hundred twenty-five (125) feet on a permanent cul-de-sac.
- (6) Sixty (60) feet on a permanent cul-de-sac.
- (7) Except that if there are three (3) or more developed lots on the same side of the street within two hundred (200) feet of any particular undeveloped lot and none of such developed lots has a front yard as deep as fifty (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 thirty-five (35) feet.
- (8) Fifty (50) feet on a permanent cul-de-sac.
- (9) Except that if there are three (3) or more developed lots on the same side of the street within two hundred (200) feet of any particular undeveloped lot and none of such developed lots has a front yard as deep as sixty (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 twenty-five (25) feet.
- (10) Minimum lot area 25,000 sq. ft. for corner lot.

**30-78.11 Maximum Coverage in Residence Districts.**

- a. Unless otherwise provided in this chapter, the maximum impervious surfaces on a single family residential lot in residence districts shall not exceed an amount determined by the following formula:

<i>Total Lot Area (Square Feet)</i>	<i>Maximum Coverage</i>
Under 10,000	40% of lot area
10,000 to 40,000	4,000 square feet plus 20% of lot area greater than 10,000 square feet
40,000 to 60,000	10,000 square feet plus 15% of lot area greater than 40,000 square feet
60,000 to 80,000	13,000 square feet plus 10% of lot area greater than 60,000 square feet
Greater than 80,000	15,000 square feet plus 7.5% of lot area greater than 80,000 square feet

- b. The maximum coverage of the principal structure on a single-family residential lot in residence districts shall not exceed an amount determined by the following formula:

<i>Total Lot Area (Square Feet)</i>	<i>Maximum Coverage</i>
Under 10,000	20% of lot area
10,000 and greater	2,000 square feet plus 6% of lot area greater than 10,000 square feet

As used in this subsection, the maximum coverage of the principal structure shall include only the foundation under the roofed portion of such structure. (Ord. No. 96-19 § 2; Ord. No. 96-30 § 2; Ord. No. 98-025 § 1; Ord. No. 98-036 § 1)