

ZONING  
Village of Chatham  
Density Control Schedule Worksheet

**DENSITY CONTROL SCHEDULE**

DISTRICT	Minimum Residential Lot Dimensions		Minimum Non-Residential Lot Dimensions		Minimum/Maximum Yard Setbacks Residential			Minimum/Maximum Yard Setbacks Non-Residential			Maximum Lot Coverage		Maximum Building Height		
		Min. Lot Width (Ft.)	Min. Lot Area (SF)	Min. Lot Width (Ft.)	Front Yard (Ft.) (1)	Side Yard (Ft.)	Rear Yard (Ft.)	Front Yard (Ft.)(1)	Side Yard (Ft.)	Rear Yard (Ft.)	Residential (%)	Non-Residential (%)	Minimum Stories	Maximum Stories	Maximum Height (Ft.)
<b>R - RESIDENTIAL</b>															
1- & 2-family dwelling	7,500 @ 1st Unit + 2,500 @ 2nd Unit	60	10,000	75	30	7 1/2 min.- 25 total	30	30	20	40	35	25	1	2 1/2	35
Multifamily dwelling	5,000 @1st Unit + 2,500 ea. Add'l Unit	100	N.A.	N.A.	30	20	40	30	20	40	30	25	2	3	40
<b>SR SUBURBAN RES.</b>															
1- & 2-family dwelling	15,000 @ 1st Unit + 5,000 @ 2nd Unit	100	20,000	100	30	20	50	30	25	50	25	25	2	2 1/2	35
<b>C-1 COMMERCIAL</b>															
	N.R.	N.R.	N.R.	N.R.	0/10	0/0	30/N.R.	0/0	0/0	15/N.R.	30	N.R.	2	3	40
<b>C-2 COMMERCIAL</b>															
(Church-Coleman)	7,500 @ 1st Unit + 2,500 @ 2nd Unit	60	15,000	75	30	7 1/2 min.- 25 total	30	30	7 1/2 min.- 30 total	40	35	40	2	2 1/2	35
<b>C-3 COMMERCIAL</b>															
(Southern Gateway)	N.A.	N.A.	20,000 (#)	100	30	20	50	30	15	40	30	40	2	2 1/2	35
Multifamily dwelling	5,000 @1st Unit + 2,500 ea. Add'l Unit	100	N.A.	N.A.	30	20	40	N.A.	N.A.	N.A.	30	25	2	3	40
<b>I INDUSTRIAL</b>															
	X	X	40,000	150	X	X	X	50 (*)	30	30	X	(*)	1	2 1/2	35
<b>HO HISTORIC OVERZONE</b>															
	Density regulations of the underlying district apply in the Historic Overzone														

X Not Permitted

N.A. Not Applicable

N.R. Not Required

(\*) Provided yard requirements are met.

(#) More than one (1) business may be allowed per lot. The number of businesses allowed per lot will be determined at the time of the issuance of the Special Use Permit, with consideration being given to traffic flow, parking, drainage and availability of utility. The Planning Board may also modify side-yard setback requirements in connection with the issuance of a Special Use Permit for the multiple-use site.

(1) Shall be reduced or enlarged to conform to neighborhood conditions

(2) See § 110-24 for requirements for accessory structures and uses.

(3) See § 110-47 for requirements for existing undersized lots.

23-Aug-19

Last updated May 25, 2017