

ZONING

*110 Attachment 1*

**Village of Chatham**

**Table of Use Regulations**

**[Amended 3-27-1997 by L.L. No. 1-1997; 6-14-2012 by L.L. No. 1-2012; 8-28-2012 by L.L. No. 2-2012; 11-4-2019 by L.L. No. 2-2019; 8-8-2022 by L.L. No. 7-2022; 3-11-2024 by L.L. No. 3-2024]**

Key:

R - A use permitted as by right

P - A use permitted by site plan approval

S - A conditional use, contingent on securing a special use permit in each case from the Planning Board

N - A prohibited use

NOTE: Uses not permitted by right or by conditional use, whether listed or not, are prohibited.

<b>Zoning Districts</b>						
<b>Use</b>	<b>R Residential</b>	<b>SR Suburban Res.</b>	<b>C-1 Commercial</b>	<b>C-2 Commercial</b>	<b>C-3 Commercial</b>	<b>I Industrial</b>
<b>Residential</b>						
Dwelling (one-family detached)	R	R	N	P	N	N
Dwelling (two-family)	R	R	N	P	N	N
Dwelling (multifamily)	S	S	S	S	S	N
Dwelling (accessory)*	S	S	N	S	N	N
Boarding house	S	S	S	S	N	N
Bed-and-breakfast	S	S	S	S	N	N
Dwelling (group)	S	S	N	N	S	N
Dwelling unit over first floor of nonresidential use	S	S	P	P	S	N
Family-type home for adults	P	P	N	P	N	N
Group home	P	P	N	P	N	N
Home occupation (major)	P	P	P	P	P	N
Home occupation (minor)	R	R	R	R	R	N
Mobile home	N	N	N	N	N	N
Retirement community	S	S	N	N	S	N

CHATHAM CODE

Zoning Districts						
Use	R Residential	SR Suburban Res.	C-1 Commercial	C-2 Commercial	C-3 Commercial	I Industrial
<b>General</b>						
Agricultural	S	S	N	N	S	S
Animal husbandry	N	S	N	N	N	N
Billboard	N	S	N	N	N	N
Cemetery	N	N	N	N	N	N
Civic building	S	S	P	S	S	N
Church, parish house, rectory	S	S	S	S	S	N
Club, membership	N	S	S	S	S	N
Fueling station (electric)	N	N	S	S	S	P
Fire station	S	S	S	S	S	S
Nursing home	S		N	S	S	N
Public utility structure or right-of-way, but excluding equipment, business office and repair or storage	S	S	S	S	S	S
Recreational area/facility	S	S	S	S	S	S
School, private	N	S	S	S	S	N
School, public	N	S	N	N	S	N
<b>Business</b>						
Retail (not listed)	N	N	P	P	S	S
Service business (not listed)	N	N	P	P	S	S
Adult uses	N	N	N	N	N	S
Car wash	N	N	N	N	S	S
Clinic	N	N	S	S	S	S
Club, health and fitness	N	N	S	S	S	N
Drive-in/drive-through business	N	N	S	S	S	N
Farmers' market	N	N	S	S	S	N
Fueling station	N	N	N	S	N	S
Greenhouse/nursery	N	S	S	S	S	S
Lodging facility	N	N	S	S	S	S
Mobile home park	N	N	N	N	N	N
Motor vehicle service	N	N	N	S	S	S

ZONING

<b>Zoning Districts</b>						
<b>Use</b>	<b>R Residential</b>	<b>SR Suburban Res.</b>	<b>C-1 Commercial</b>	<b>C-2 Commercial</b>	<b>C-3 Commercial</b>	<b>I Industrial</b>
Nursery school	S	S	P	P	S	N
Off-track betting	N	N	N	N	N	N
Office, general business or utility	N	N	P	P	S	S
Professional office	N	N	S	S	S	S
Public storage facility	N	N	N	N	N	S
Repair garage (no fuel pumps)	N	N	N	S	N	S
Restaurant	N	N	P	P	S	S
Restaurant (fast food)	N	N	N	N	N	N
Restaurant (casual dining)	N	N	N	N	S	N
Tavern/bar	N	N	P	S	N	N
Theater, indoor	N	N	P	N	N	N
Used car lot	N	N	N	S	N	S
Cannabis dispensary	N	N	N	N	S	N
<b>Industrial</b>						
Fuel storage and distribution	N	N	N	N	N	N
Junkyard	N	N	N	N	N	N
Landfill	N	N	N	N	N	N
Mining	N	N	N	N	N	N
Nonnuisance industry	N	N	S	S	N	P
Outdoor storage area	N	N	S	S	S	S
Recycling facility	N	N	N	N	N	S
Research institute or laboratory	N	N	S	S	N	S
Truck terminal, truck transfer station (not to include warehouse)	N	N	N	N	N	S
Warehouse	N	N	S	S	N	S
<b>Other</b>						
Customary residential accessory structure and/or use	R	R	P	P	P	P
Other accessory structure and/or use	P	P	P	P	P	P

\*Accessory dwelling proposed on lots with acreage less than what is required for two or more dwellings in the subject Zoning District shall be allowed up to 700 square feet in floor area with a special use permit.