

ZONING

110 Attachment 2

Village of Chatham

Density Control Schedule
[Amended 11-4-2019 by L.L. No. 2-2019]

District	Minimum Residential Lot Dimensions		Minimum Nonresidential Lot Dimensions		Minimum/Maximum Yard Setbacks Residential			Minimum/Maximum Yard Setbacks Nonresidential			Maximum Lot Coverage	Maximum Building Coverage		Maximum Building Height		
	Min. Lot Area (square feet)	Min. Lot Width (feet)	Min. Lot Area (square feet)	Min. Lot Width (feet)	Front Yard (feet) (1)	Side Yard (feet)	Rear Yard (feet)	Front Yard (feet)(1)	Side Yard (feet)	Rear Yard (feet)	Residential	Nonresidential (%)	Minimum Stories	Maximum Stories	Maximum Height (feet)	
R RESIDENTIAL											Maximum lot coverage for residential uses including associated accessory uses in all zoning districts is 2,400 square feet + 25% of lot area up to 3 acres + 5% of lot area in excess of 3 acres					
1- and 2-family dwelling	7,500 @ 1st unit + 2,500 @ 2nd unit	60	10,000	75	30/N.R.	15/N.R.	30/N.R.	30/N.R.	20/N.R.	40/N.R.		25	1	2 1/2	35	
Multifamily dwelling	5,000 @ 1st unit + 2,500 ea. add'l unit	100	N.A.	N.A.	30/N.R.	20/N.R.	40/N.R.	30/N.R.	20/N.R.	40/N.R.		25	2	3	40	
SR SUBURBAN RES.																
1- and 2-family dwelling	15,000 @ 1st unit + 5,000 @ 2nd unit	100	20,000	100	30/N.R.	20/N.R.	50/N.R.	30/N.R.	25/N.R.	50/N.R.		25	2	2 1/2	35	
C-1 COMMERCIAL	N.R.	N.R.	N.R.	N.R.	0/10	0/0	30/N.R.	0/0	0/0	15/N.R.		N.R.	2	3	40	
C-2 COMMERCIAL (Church-Coleman)	7,500 @ 1st unit + 2,500 @ 2nd unit	60	15,000	75	30/N.R.	15/N.R.	30/N.R.	30/N.R.	15/N.R.	40/N.R.		40	2	2 1/2	35	
C-3 COMMERCIAL (Southern Gateway)	N.A.	N.A.	20,000 (#)	100	30/N.R.	20/N.R.	50/N.R.	30/N.R.	15/N.R.	40/N.R.		40	2	2 1/2	35	
Multifamily dwelling	5,000 @ 1st unit + 2,500 ea. add'l unit	100	N.A.	N.A.	30/N.R.	20/N.R.	40/N.R.	N.A.	N.A.	N.A.		25	2	3	40	
I INDUSTRIAL	X	X	40,000	150	X	X	X	50	30/N.R.	30/N.R.		50 (*)	1	2 1/2	35	
HO HISTORIC OVERZONE	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 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.