

ORDINANCE 98-025

AN ORDINANCE OF THE TOWNSHIP OF CHATHAM, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF CHATHAM AS RESPECTS IMPERVIOUS SURFACES AND LOT COVERAGE IN RESIDENCE DISTRICT.

Disclaimer: This ordinance is an example of an approach that has worked in one municipality. It should be modified to reflect local environmental conditions, current regulations, and state-of-the-art knowledge in the environmental field.

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

1. Chapter XXX, Land Development Regulations of the Township of Chatham, of the "Revised General Ordinances of the Township of Chatham, 1995" is hereby amended as follows:

A. Section 30?6, Definitions, is hereby amended to delete the definitions of "impervious surfaces in residence districts" and "impervious surfaces in residential districts," and to add the definition of "impervious surfaces on a single family residential lot in residence districts" as follows:

"Impervious surfaces on a single family residential lot in residence districts" shall mean buildings, roofed structures, pavement, driveways, parking, and turnaround areas, sidewalks, patios and other improvements which, prevent normal ground water absorption, excluding decks and the surface area of swimming pools.

B. Section 30?78.11 Maximum Coverage in Residence Districts, is hereby amended as follows:

(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:

Total Lot Area (Square Feet) Under 10,000 Maximum Coverage 40% of lot area
Maximum Coverage 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
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
13,000 square feet plus 10% of lot area greater than 60,000 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:

Total Lot Area
(Square Feet) Under 10,000 Maximum Coverage 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.

2. This Ordinance shall take effect in accordance with law.

Introduced: TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Adopted: October 8, 1998

Attest: By: _____

Abigail Fair, Mayor

Mary?Louise R Calnan, Clerk