

Useable Area to Protect Wetlands, Floodplains & Steep Slopes

Chatham Township (1997)

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.

ORDINANCE 97-010

AN ORDINANCE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING THE LOCAL DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF CHATHAM TO ADD USEABLE LOT AREA REQUIREMENTS

BE IT ORDAINED by the Township Committee of the Township of Chatham, County of Morris, State of New Jersey that Chapter XXX of the "Revised General Ordinance of the Township, 1995" be amended and supplemented as follows:

1. Section 30-6 is amended to add the following definition:

"Useable Lot Area" shall mean a contiguous area within the boundaries of a lot, but outside of required lot setbacks, that is free of wetlands, wetland transition areas, flood hazard areas, or easements that restrict development. Not more than 40% of the useable lot area shall have a slope of between 15% and 20%; no more than 20% shall have a slope of between 20% and 25% and no slope over 25% shall be within the useable lot area.

2. Section 30-64.1d is amended to add subparagraph 6 as follows:

All single family residential lots within the R-1, R-1A, R1B, R-2, R-2A, R-2B and R-3 zones that are created in a subdivision shall have a minimum Useable Lot Area of 7,000 square feet in which the dwelling and other permitted structures shall be constructed.

3. Statement of Purpose.

It is the purpose of this Ordinance to establish criteria by which residential building lots can be established that will provide a suitable and adequate area in which to construct a dwelling and other improvements. This Ordinance is intended to ensure the development of lots that will allow the construction of dwellings and necessary uses while minimizing the disturbance of environmentally sensitive features.

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

Introduced: February 13, 1997 TOWNSHIP OF CHATHAM IN

Adopted: April 10, 1997 THE COUNTY OF MORRIS

Attest:

Attest:

By: _____

Mayor