

ORDINANCE 2007-15

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, TO AMEND THE LAND DEVELOPMENT ORDINANCE REGARDING IMPROVEMENTS AND ALTERATIONS TO CERTAIN EXISTING DWELLINGS

BE IT ORDAINED by the Township Committee of the Township of Chatham, County Morris, State of New Jersey that Chapter 30, Land Development, of the Code of the Township of Chatham, is hereby amended to modify Section 30-96.7 as follows:

Section 1.

30-96.7 Improvements and Alterations to Certain Existing Dwellings.

Notwithstanding any other provision of this chapter, any existing single family residence that does not meet the minimum yard set-back requirements for the residence zone in which it is located may be maintained, repaired or improved. Additions shall be permitted on the first floor of the dwelling, but may not encroach any further into any required front, side or rear yard than the existing structure. Additions extending above the first floor of the dwelling shall meet all yard setback requirements for the zone in which the dwelling is located, unless the existing upper floor extends into a required front, side or rear yard, in which case the addition may not encroach any further than the existing upper floor. However, no addition shall be permitted that involves any construction closer at any point to any property line than the distance set forth in the pertinent schedule below:

Distance from street right-of-way line: 25 feet

Distance from any side lot line:

<u>Width of lot measured from side line to side line by the shortest distance passing through the point of the building nearest the street</u>	<u>Distance Required</u>
Over 80 feet but not more than 100 feet	12 feet
Over 70 feet but not more than 80 feet	9 feet
70 feet or less	6 feet

Distance from any rear lot line: 25 feet

All distances referred to in this section shall be measured at right angles to straight portions and to tangents of curved portions of lot lines.

The provisions of this subsection 30-96.7 shall also apply whenever a lot, front yard, side yard and/or rear yard is reduced so as not to meet the minimum requirements for the zone in

which the residence is located, provided that the reduction is the result of an acquisition of land for road purposes by a governmental entity either by conveyance or condemnation.

Section 2. This ordinance shall take effect as provided by law.

Introduced: July 26, 2007
Adopted: October 11, 2007
Attest:

TOWNSHIP OF CHATHAM, COUNTY OF
MORRIS, STATE OF NEW JERSEY

Joy M. Wiley, Clerk

BY: _____
Kevin R. Tubbs, Mayor

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