

Town of Chatham

Summary of Zoning Changes Accomplished (ZIC and CPIG) as of August 2017

1. Added new purpose statements to match comprehensive plan
2. Added and updated definitions
3. Added new section on accessory uses and apartments
4. Incorporated all the zoning recommendations from the Town of Chatham Agricultural and Farmland Protection Plan
5. Updated public utility uses/siting section
6. Updated nonconforming use section
7. new enforcement and administration section
8. new ZBA section
9. new amendment section
10. modified site plan review section
11. Use of zero lot lines in Hamlet
12. Prohibition of flag lots
13. Allowing for 1 principal use per lot instead of 2
14. Spell out exceptions to height rule
15. Added purpose statements for each district
16. Added use of net density/average lot sizes
17. All new use table
18. Procedures to monitor lot splits
19. Created ridgeline and steep slope overlay protection districts
20. Added density bonuses
21. New site plan section
22. New special use section (all to the Planning Board now)
23. Added farmland protection siting standards
24. New section on home occupations
25. New sign section
26. New noise section
27. Specific development standards added for individual uses that need a special permit (24 uses)
28. Legal review and language 'housekeeping' for clarity and consistency for all of above.

Phase 2 Work Will Include:

1. Commercial design standards
2. Rural siting standards
3. Hamlet development standards
4. Industrial district standards
5. New dimensions and density – review and update
6. Review and update as needed hamlet boundaries
7. Decisions on intensive uses (camps, and other uses tabled until road study was completed)
8. Subdivision law updates

Note:

There were 103 land use regulatory recommendations that came from the Comprehensive Plan

65 of the 103 are completed in this phase (61% completed)

28 items to address as part of the above listed Phase 2 work

10 items to address in the Subdivision Law