

Part 9

Chatham Overlay District (CV)

§27-901. District Boundaries on the Zoning Map.

The Chatham Overlay District shall be located with the geographic area of the Township that is depicted on the map provided by the Township.

§27-902. Purpose and Specific Intent

The Village of Chatham, at one time, consisted of a contiguous area that over time has seen deterioration of historic structures. It is the intent of this district to encourage the preservation and logical development of this area by allowing uses and buildings in accordance with newly established setback regulations while leaving the remaining underlying zoning district provisions intact.

Specific Goals for Chatham Village are:

1. To provide sufficient space in village centers for commercial and service establishments compatible with a village setting;
2. To protect such uses from intrusive, incompatible, or objectionable influences such as noise, glare, and the hazards of fire;
3. To provide appropriate space for such uses, including the provision of off-street parking spaces and safe circulation of pedestrian and motor traffic;
4. To strengthen the economic base of the Township;
5. To protect the character of the village commercial and adjacent districts; and,
6. To conserve the value of land and buildings.

§27-903. Use Regulations

A. Uses by Right

A building or group of buildings may be erected, altered or used, and a Lot or premises may be used, by right, for any of the following purposes and for no other:

1. Single Family Dwelling.
2. Two Family Dwelling.
3. Retail store (including gift, antique and handcraft shops, food store, drug store, appliance, furniture, dry goods store or similar store) or personal service shop (including barber shop, hairdresser, shoe repairing or similar shop) provided that the total floor area of the building does not exceed 2,000 square feet.
4. Group Care Homes in accordance with provisions of The AP Zone.
5. Cluster Development for Single Family residential subdivisions in accordance with the provisions of this Ordinance, provided that the tract to be developed shall be ten (10) acres or more in Gross Area.
6. Forestry, subject to the requirements of this Ordinance.
7. Business, professional, governmental, financial and institutional offices, including veterinary offices, provided that the total floor area of the building devoted to office use does not exceed 2,000 square feet.

B. Conditional Uses

Any of the following uses shall be permitted as a Conditional Use when authorized by the Board of Supervisors, subject to the standards and procedures set forth herein.

1. Retail store or personal service shop having in excess of 2,000 square feet of floor area, or a group of two (2) or more retail stores and/or personal service shops on the same lot.
2. Business, professional, governmental, financial and institutional offices, including veterinary offices where the total floor area of the building devoted to office use exceeds 2,000 square feet.
3. Restaurants, With Take Out.
4. Theaters (for live performances).
5. Funeral Home.
6. Laundry or dry-cleaning establishment.
7. Museum, library, park, Church, community center or other educational, cultural or philanthropic use of a similar nature.
8. Industries, such as blacksmith, butcher, tinsmith, plumber, carpenter, cabinetmaker and similar activities.
9. Living quarters in commercial buildings.
10. Child Day Care Center with a maximum of forty (40) children, or as prescribed by State regulations, whichever is less, upon an Adjusted Lot Area of not less than two acres.
11. Nurseries and garden centers.
12. Educational or religious uses, except for hospital, sanitarium, correctional or penal institutions, and half-way house.
13. Bed and Breakfast operations in accordance with all applicable standards of this Ordinance.
14. Municipal use, such as a library or municipal building, and post office.

In addition to the requirements for Conditional Use approval set forth elsewhere in this Code and design standards specifically applicable to a proposed use, the Board of Supervisors, in evaluating an application for Conditional Use approval hereunder shall be satisfied with the adequacy of water and sewer facilities, and provisions for off-street parking and access and highway frontage. The Board shall have discretion to vary the parking requirements (either by increasing or decreasing) otherwise prescribed for the proposed use where evidence presented at a Conditional Use hearing so justifies.

C. Accessory Uses.

The following Accessory Uses shall be permitted, provided they shall be incidental to any of the foregoing permitted uses:

1. Customary residential Accessory Uses, including private garage and greenhouse.
2. Home Occupations, including the professional office or studio of a doctor, engineer, dentist, teacher, artist, architect, musician, lawyer, counselor, therapist, accountant, tutor, consultant, magistrate, or room for dressmaking, millinery, laundry, or similar occupations, provided that:
 - a. Such Home Occupation shall be located in a Dwelling which the practitioner resides, or in a building accessory thereto.
 - b. Such use shall not occupy more than fifty (50) percent of the floor area of the first floor and shall not be located above the first floor of the Dwelling. Such use may occupy up to one hundred (100%) percent of an accessory building.
 - c. There shall be no more than one (1) employee or associate at any one specific time who is not a member of the household.
 - d. In addition to the off-street parking spaces required for the residential use of the property, one (1) off-street parking

space shall be provided for each employee, plus one (1) additional off-street parking space for each four hundred (400) square feet of space occupied by the Home Occupation, providing, however, that a total of no more than six (6) off-street parking spaces shall be permitted on one (1) Lot. Off-street parking spaces are not permitted in Front Yards nor closer than fifty (50) feet to the Street right-of-way.

e. No goods shall be displayed so as to be visible from outside of the building.

f. The appearance of the residential structure shall not be altered nor the occupation within conducted in a manner which would cause the premises to differ from the residential character by the use of colors, materials, construction, lighting, show windows, advertising visible outside the premises to attract customers or clients, or any similar alternation or display. Signs in accordance with Part 19 of this Ordinance shall be permitted.

g. There shall be no discharge of potentially dangerous effluent or fumes.

h. There shall be no production or storage of any material designed for use as an explosive or any other hazardous material or chemical, excluding such quantity of materials as might normally be used on a property of a homeowner not engaged in a Home Occupation.

i. No equipment or process shall be used in the conduct of the Home Occupation which generates noise, vibration, glare, smoke, fumes, odors, dust, electrical interference, or other objectionable effects perceptible at or beyond the lot boundaries, or, in the case of a multi-family or attached dwelling unit, off the premises of the dwelling or unit. No equipment or process shall be used which creates visible or audible interference in any radio or television receiver or a neighboring property.

j. There shall be no sale, or storage for sale, of chemicals or biological agents on the premises.

k. No more than one (1) business vehicle may be parked on the property on a regular basis. Any trucks, vans, or business vehicles shall have a loading capacity not in excess of two (2) tons. The business vehicle shall be parked in an enclosed structure or in an area screened from view from neighboring properties and streets. Any sign or lettering on such vehicle shall not indicate the location of the business.

4. Day Care Homes may be permitted as a Home Occupation only within a single-family dwelling in accordance with all applicable provisions of this Ordinance.

5. Accessory Use customarily associated with and incidental to uses designated herein.

6. Accessory Dwelling Units in accordance with all applicable provisions contained herein.

§27-904. Area and Bulk Regulations

A. Single Family Dwellings

Single family residences shall conform to the following Area and Bulk Regulations:

1. Every Lot containing a Single Family residence shall have an Adjusted Lot Area of not less than one (1) acre if not served by both central water and sewer systems, or not less than 10,000 square feet if served by both central water and sewer systems; provided that if the Lot does not abut a street or road, the Lot must be connected to a road or street by a right-of-way or roadway at least 25 feet wide, which right-of-way or roadway shall be in addition to the minimum Adjusted Lot Area requirement.

2. Lots not serviced by central water and sewer systems.

A Lot not serviced by central water and sewer systems shall comply with the following area and bulk regulations:

Minimum Adjusted Lot Area	1 acre
Minimum Lot Width at Street Line:	125 feet
Maximum Lot Coverage:	20%
Minimum Front Yard:	50 feet
Minimum Side Yard (aggregate):	50 feet
Minimum Rear Yard:	50 feet
Height	35 feet or three stories whichever is less

Accessory structures shall be located not less than twenty (20) feet from rear or side property lines.

3. Lots served by both central water and sewer systems.

A Lot served by both central water and sewer systems shall comply with the following area and bulk regulations.

Minimum Adjusted Lot Area:	10,000 square feet
Minimum Lot Width at Street Line:	125 feet
Maximum Lot Coverage:	25%
Minimum Front Yard:	15 feet
Minimum Side Yard (aggregate):	35 feet aggregate, 20 feet min.
Minimum Rear Yard:	35 feet
Height:	35 feet or three stories whichever is less

Accessory Structures shall be located not less than ten (10) feet from rear or side property lines.

4. Lots served by either central water or sewer systems.

A lot served by either central water or sewer systems shall comply with the following area and bulk regulations.

Minimum Adjusted Lot Area:	30,000 square feet
Minimum Lot Width at Street Line:	125 feet
Maximum Lot Coverage:	20%
Minimum Front Yard:	50 feet
Minimum Side Yard (aggregate):	50 feet aggregate, 20 feet min.
Minimum Rear Yard:	50 feet
Height:	35 feet or three stories whichever is less

Accessory Structures shall be located not less than ten (10) feet from rear or side property lines.

B. Two Family Dwellings (Duplexes or Twin Dwellings)

1. Lot Area.

Minimum Adjusted Lot Area:	7,500 square feet
Minimum right-of-way if lot does not abut a road or street:	25 feet wide
Adjusted Lot Area:	7,500 square feet per family dwelling
Minimum Lot Width:	120 feet
Maximum Lot Coverage:	30%
Minimum Front Yard:	15 feet
Minimum Side Yard (shall be two):	20 feet wide
Minimum Rear Yard:	50 feet
Height:	35 feet or three Stories whichever is less
Maximum height accessory building	20 feet

Two-family dwellings shall be connected to a community water and sewer system.

No accessory structures shall be within the front yard nor within ten feet of any side or rear property line.

C. Commercial Uses and Other than Residential Uses

Every use permitted by right or authorized as a Conditional Use herein shall comply with the following Area and Bulk Regulations.

Minimum Adjusted Acreage	10,000 sq. ft.
Lot Width at Building & Street Line	60 feet
Building Coverage	20%
Maximum one-story floor area	10,000 sq. ft.
Maximum floor area	20,000 sq. ft.

The Board of Supervisors may authorize an increase in the maximum size of the building (floor area) if the proposed development meets the following additional standards:

a. The Board of Supervisors have determined that the proposed building is consistent with the architectural nature of the Village; that the exterior architectural features of the building or structure and views seen from a public street or way are shielded from surrounding residential uses; and that the general design, arrangement, height, texture, material, and color of the building or structure and the relation of such factors to similar features of buildings or structures in the area is consistent.

b. At least 40% of the required and provided parking is placed to the rear of the building so that the view from the street frontage or in the case of multiple street frontages, the principal frontage, is shielded by the building and landscaped areas.

c. A fire lane shall be provided around the entire building, to be constructed, of either an approved all-weather surface or grass pavers, or a combination thereof and be in compliance with the London Grove Township Fire Code.

Minimum Front Yard from front Building line to Street Line	30 feet
Minimum Side Yard	10 feet
Minimum Rear Yard	30 feet
Accessory Structures	In conformance with the Yard requirements
Maximum Height	Three stories or 35 feet whichever is less
No Accessory Building or structure shall exceed twenty feet in height.	
Maximum Lot Coverage	55% of adjusted acreage.

§27-905 Design Standards

- A. Single-Family and Two-Family Residences
 - 1. Parking.

As required by Part 20 of the Ordinance.
 - 2. Access and Highway Frontage.

As required elsewhere in this Ordinance.
- B. Non-residential Uses by Right and by Conditional Use.
 - 1. Parking.

As required elsewhere in this Ordinance.
 - 2. Access and Highway Frontage.

As required elsewhere in this Ordinance.

3. Landscaping and Screening and Storage.

As required elsewhere in this Ordinance.

4. Interior Circulation.

As required elsewhere in this Ordinance.

5. Lighting.

As required elsewhere in this Ordinance.

6. Loading.

As required elsewhere in this Ordinance.