



ZONING LEGEND

-  TOWNSHIP LANDS
-  BOARD OF EDUCATION LANDS

- CP  
WA  
R-1
- COUNTY PARK  
WILDERNESS AREA DISTRICT  
RESIDENCE DISTRICT  
(ONE FAMILY - MAX. DENSITY: ONE D.U./3.5 ACRES; MIN. LOT SIZE: 100,000 SQ.FT.)  
LOT SIZE AVERAGING PERMITTED
- R-1A
- RESIDENCE DISTRICT  
(ONE FAMILY - MAX. DENSITY: ONE D.U./2.5 ACRES; MIN. LOT SIZE: 100,000 SQ.FT.)  
LOT SIZE AVERAGING PERMITTED
- R-2
- RESIDENCE DISTRICT  
(ONE FAMILY - MAX. DENSITY: ONE D.U./1.5 ACRES; MIN. LOT SIZE: 60,000 SQ.FT.)  
LOT SIZE AVERAGING PERMITTED
- R-2A
- RESIDENCE DISTRICT  
(ONE FAMILY - MAX. DENSITY: ONE D.U./1.5 ACRES; MIN. LOT SIZE: 60,000 SQ.FT.)  
LOT SIZE AVERAGING & TOWNHOUSE DEVELOPMENT PERMITTED
- R-2B-1
- RESIDENCE DISTRICT  
(ONE FAMILY - MAX. DENSITY: ONE D.U./1.5 ACRES; MIN. LOT SIZE: 60,000 SQ.FT.)  
CLUSTER, LOT SIZE AVERAGING & PRIVATE RECREATION PERMITTED
- R-2B-2
- RESIDENCE DISTRICT  
(ONE FAMILY - MAX. DENSITY: ONE D.U./1.5 ACRES; MIN. LOT SIZE: 60,000 SQ.FT.)  
CLUSTER, LOT SIZE AVERAGING & PRIVATE RECREATION PERMITTED
- R-3
- RESIDENCE DISTRICT  
(ONE FAMILY - MIN. LOT SIZE: 20,000 SQ.FT.)
- R-4
- RESIDENCE DISTRICT  
(ONE FAMILY - MIN. LOT SIZE: 10,000 SQ.FT.)
- R-5
- RESIDENCE DISTRICT  
(ONE FAMILY - MIN. LOT SIZE: 41,250 SQ.FT.)
- R-5A
- RESIDENCE DISTRICT  
(ONE FAMILY - MIN. LOT SIZE: 41,250 SQ.FT.) SENIOR HOUSING PERMITTED
- R-6A  
R-6B  
R-6C
- TOWNHOUSE DISTRICT  
RESIDENCE DISTRICT  
(ONE FAMILY & MULTI-FAMILY DWELLINGS DENSITY: TWO D.U./1.0 ACRES, MAX. 54 D.U.)
- AH
- AFFORDABLE HOUSING DISTRICT
- R-7
- APARTMENT DISTRICT
- B-1  
B-2
- BUSINESS CENTER DISTRICT (MIN. LOT SIZE: 45,000 SQ.FT.)  
NEIGHBORHOOD BUSINESS DISTRICT (MIN. LOT SIZE: 45,000 SQ.FT.)
- PI-1  
PI-2
- PROFESSIONAL INSTITUTIONAL DISTRICT (MIN. LOT SIZE: 217,800 SQ.FT.)  
PROFESSIONAL INSTITUTIONAL DISTRICT (MIN. LOT SIZE: 45,000 SQ.FT.)
- PCD
- PLANNED COMMERCIAL DISTRICT

TOWNSHIP OF  
HARDING

BOROUGH OF  
MADISON

BOROUGH OF  
CHATHAM

CITY OF  
SUMMIT



BOROUGH OF  
NEW PROVIDENCE

TOWNSHIP OF  
BERKELEY HEIGHTS

TOWNSHIP OF  
HARDING

TOWNSHIP OF  
LONG HILL

PASSAIC RIVER

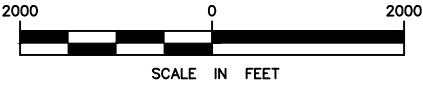
-  GREAT SWAMP WATERSHED
-  UPPER PASSAIC RIVER WATERSHED

NOTE:  
BOUNDARY BETWEEN THE GREAT SWAMP WATERSHED  
AND THE UPPER PASSAIC RIVER WATERSHED IS  
APPROXIMATE AS SHOWN. EXACT BOUNDARY SHALL BE  
BASED ON SITE SPECIFIC INFORMATION TO ESTABLISH  
WATERSHED LIMIT AS DEFINED UNDER THE TOWNSHIP  
CODE 30-83.1, 30-83.2, AND 30-83.3.

OFFICIAL ZONING MAP

TOWNSHIP OF CHATHAM  
MORRIS COUNTY, NEW JERSEY  
MARCH 1999

M  
M  
MOTT  
MACDONALD



DATE	REVISION
10/2016	MODIFY R-4 ZONE AT CHESTNUT RD.
5/2017	MODIFY R-2 ZONE AT BLOCK 144, LOT 33.
5/2017	REMOVE R-5 ZONE AT BLOCK 144, LOT 33.
5/2017	REMOVE PI-2 ZONE AT BLOCK 144, LOT 33.
11/2017	ADDED R-6C ZONE TO BLOCK 66, LOT 1
11/2017	OVERLAY DISTRICTS ADDED