

**CHATHAM BOROUGH  
BUSINESS ZONES STUDY**

STUDY COMPLETED BY TAYLOR DESIGN GROUP IN OCTOBER 2009

**SCOPE: Covered B-1 – B-5 zones, B-6 not included**

- PARKING DOWNTOWN
- ZONING
  - PERMITTED USES
  - HEIGHT, FAR, LOT/BUILDING COVERAGE
  - MISCELLANEOUS
    - Lighting
    - Signs
    - Eating & Drinking Establishments

**CHATHAM BOROUGH  
BUSINESS ZONES STUDY**

**PARKING**

- PARKING INVENTORY
  - Non-residential lots in B-1 – B-5 zones
- PARKING UTILIZATION
  - Public parking lots
  - On-street parking (core downtown area only)
  - Private lots

**CHATHAM BOROUGH  
BUSINESS ZONES STUDY**

**PARKING UTILIZATION**

- STUDY DATES
  - SATURDAY, JUNE 6, 2009
  - FRIDAY, JUNE 19, 2009
  - WEDNESDAY, SEPTEMBER 9, 2009
- FINDINGS
  - GENERALLY, SPACES ARE AVAILABLE
    - FIREHOUSE PLAZA AND POST OFFICE PLAZA LOTS AT 100% AT LUNCH TIME ON 2 DATES.
  - SIGNAGE IS MISSING AND/OR CONFUSING
    - BOWERS LOT: “PERMIT PARKING ONLY” AT ENTRANCE, BUT SOME SPACES DESIGNATED FOR SHOPPER PARKING
  - MORE SPACES COULD BE CREATED ON PRIVATE PROPERTY

**CHATHAM BOROUGH  
BUSINESS ZONES STUDY**

**PARKING**

- KEY STUDY RECOMMENDATIONS
  - ISSUE COMMUTER PARKING PERMITS FOR BOWERS LOT
  - IMPROVE SIGNAGE AT BOWERS, CENTER ST. WEST LOTS
  - EXPLORE OPPORTUNITIES WITH POST OFFICE PLAZA PROPERTY OWNERS TO EXPAND PUBLIC PARKING
  - REDUCE PARKING REQUIREMENTS FOR BANKS, SOME RETAIL AND MEDICAL/DENTAL OFFICE USES.
  - ALLOW NON-OFFICE WITHIN ¼ MILE OF PUBLIC LOTS OR STRIPED ON-STREET SPACES TO REDUCE PARKING REQUIREMENTS BY 25%-40%.
  - ALLOW LAND BANKING AND SHARED PARKING BY ORDINANCE.



CURRENT

Home Professional Offices  
 Professional Offices  
 Business Services  
 Retail Service  
 Child-care Centers

**CHATHAM BOROUGH  
 BUSINESS ZONES STUDY**

**B-1 ZONE**

[MAP]

**PERMITTED USES**



PLANNER RECOMMENDATION

No Changes

**HEIGHT, FAR, LOT COVERAGE**

Height limited to 2 stories, 35 feet

Increase to 2.5 stories to accommodate pitched roofs.  
 Change how height is measured to allow for more proportional gable roofs.

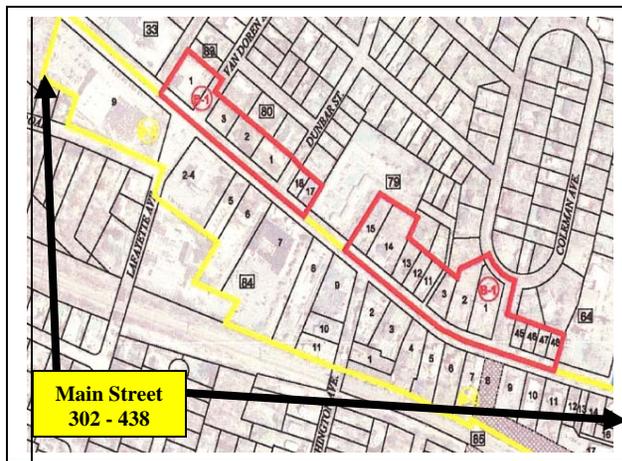
Lot coverage limited to 50%

Increase lot coverage to 70% to reflect that only 50% of lots comply

FAR limited to 22.4%

Eliminate FAR and add building coverage limit of 25%.





**CHATHAM BOROUGH  
BUSINESS ZONES STUDY**

**B-2 ZONE**

[MAP]

**PERMITTED USES**

CURRENT

PLANNER RECOMMENDATION

Professional Offices

Consider defining fast-food restaurants and drive-through eating & drinking establishments and allowing in B-2 zone.

Business Services

Offices

Personal Services

Retail Trade (only on CVS Plaza and King's)

Retail Services

Restaurants

Institutional Uses

Child-care Centers

**HEIGHT, FAR, LOT COVERAGE**

Height limited to 2 stories, 35 feet

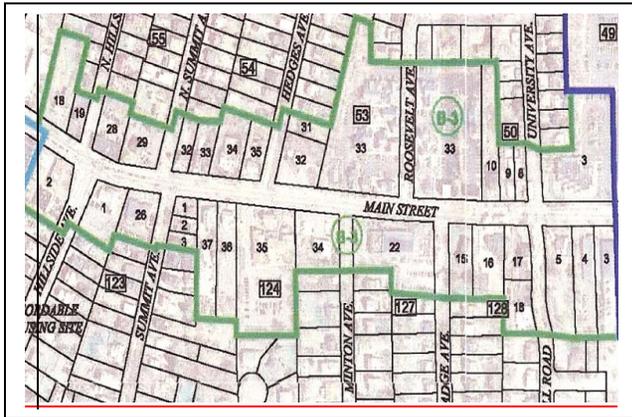
Increase to 2.5 stories, change how height is measured to allow for more proportional gable roofs.

Lot coverage limited to 50%

No changes.

FAR limited to 30%.

Eliminate FAR and add building coverage of 18%



**CHATHAM BOROUGH  
BUSINESS ZONES STUDY**

**B-3 ZONE**

[MAP]

**PERMITTED USES**

CURRENT

PLANNER RECOMMENDATION

Professional Office  
Business Service  
Offices  
Retail Trade  
Retail Service  
Restaurants  
Child-care Centers

No Changes

**HEIGHT, FAR, LOT COVERAGE**

Height limited to 2 stories, 35 feet

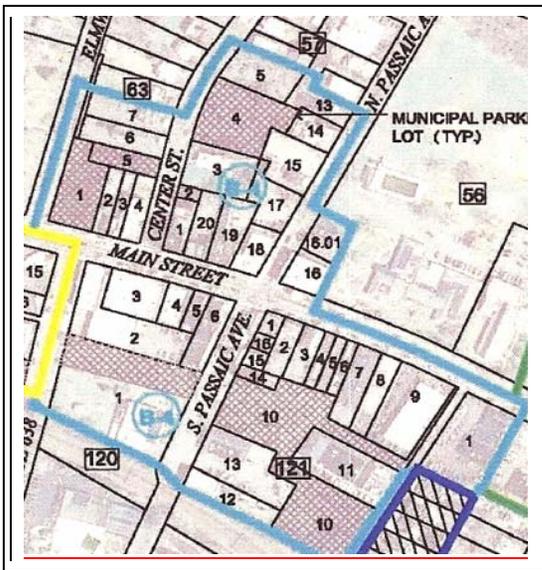
Increase to 2.5 stories, change how height is measured to allow for more proportional gable roofs.

Lot coverage limited to 75%

No changes.

FAR limited to 25%

Eliminate FAR and add building coverage of 15%



CURRENT

**CHATHAM BOROUGH  
BUSINESS ZONES STUDY**

**B-4 ZONE**

[MAP]

**PERMITTED USES**

PLANNER RECOMMENDATION

- Retail Trade
- Personal Service
- Retail Service
- Restaurants
- Eating and Drinking Establishments
- Institutional Uses
- Child-care centers

No Changes

**HEIGHT, FAR, LOT COVERAGE**

Height limited to 3 stories, 40 feet

No change to stories but increase height in feet to allow for gable roofs. Do not permit office and professional uses on 3<sup>rd</sup> floor (to lessen parking demand)

No FAR

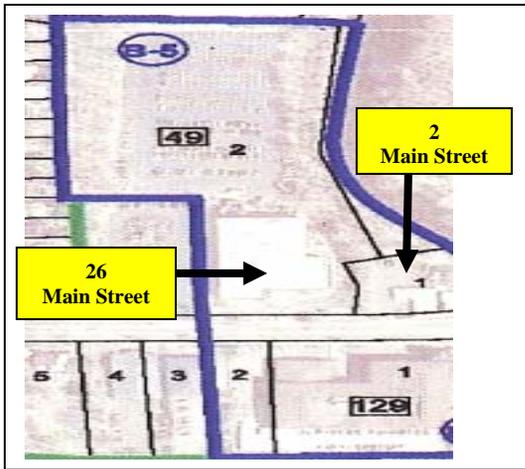
No changes.

No rear yard requirement

Require 10' rear yard

100% lot coverage

Limit lot coverage to 85%-90%



**CHATHAM BOROUGH  
BUSINESS ZONES STUDY**

**B-5 ZONE**

[MAP]

**PERMITTED USES**

CURRENT

PLANNER RECOMMENDATION

Professional Office  
Office  
Research Laboratories  
Child-care Centers

No changes

**HEIGHT, FAR, LOT COVERAGE**

Height limited to 3 stories, 40 feet

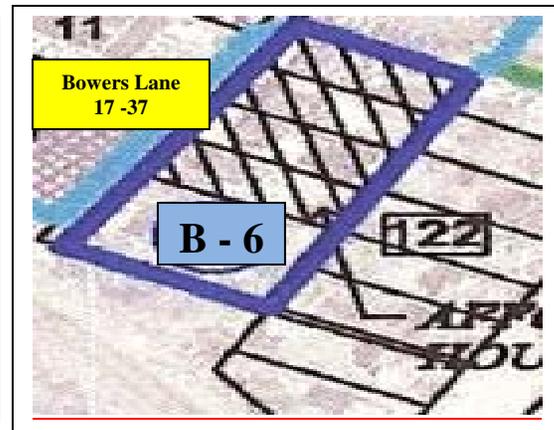
No changes.

Lot coverage limited to 65%

No changes.

FAR limited to 30%

Eliminate FAR and add building coverage of 20%. If FAR is retained, increase to 40%.



CURRENT

Retail Trade  
Personal Service  
Retail Service  
Business Service  
Child-care Centers

**BUSINESS ZONES STUDY**

**B-6 ZONE**

[MAP]

**PERMITTED USES**

PLANNER RECOMMENDATION

(Not covered in study)

**HEIGHT, FAR, LOT COVERAGE**

Height limited to 2 stories, 33 feet

Not covered in study.

Lot coverage limited to 50%

FAR limited to 35%

100% lot coverage

**CHATHAM BOROUGH  
BUSINESS ZONES STUDY**

**MISCELLANEOUS**

- ADOPT NEW LIGHTING STANDARDS
- DEFINE “FAST FOOD” AND “DRIVE-THROUGH” RESTAURANTS, POSSIBLY ALLOW IN B-2 ZONE.
- MAKE OUTDOOR DINING A PERMITTED ACCESSORY USE, SUBJECT TO STANDARDS.
- CHANGE BUILDING HEIGHT DEFINITION TO EXCLUDE ROOFTOP EQUIPMENT, WITH STANDARDS.
- REZONE SEVERAL LOTS ON NORTH PASSAIC IN B-4 ZONE TO B-2, APPROPRIATE FOR LOWER DENSITY.
- RELAX LOADING REQUIREMENT FOR SMALL-SCALE BUSINESSES.

## **CHATHAM BOROUGH**

### **BUSINESS ZONES STUDY**

#### **OTHER ISSUES NOT RAISED IN STUDY**

##### **CONFUSING DEFINITIONS OF SOME USES**

- RETAIL TRADE VS. RETAIL SERVICES VS.  
BUSINESS SERVICES VS. PERSONAL SERVICES
- MEDICAL/DENTAL OFFICE VS. PROFESSIONAL  
OFFICE VS. OFFICE
- RESTAURANT VS. EATING AND DRINKING  
ESTABLISHMENT

##### **DIFFICULTIES IN DEALING WITH USES NOT CONTEMPLATED**

- GAMBLING ADDICTION TREATMENT

##### **DO WE NEED SO MANY DIFFERENT BUSINESS DISTRICTS?**

##### **OUTDOOR/SIDEWALK DISPLAYS**

**CHATHAM BOROUGH**  
**BUSINESS ZONES STUDY**  
**OTHER CONSIDERATIONS**

CHATHAM BOROUGH DOES NOT HAVE A  
DESIGNATED PLANNER

- HAS ONLY RETAINED PLANNER FOR SPECIFIC PROJECTS/ISSUES (E.G. STEEP SLOPES ORDINANCE)
- AS A RESULT, THE STRUCTURE AND LANGUAGE OF THE ZONING ORDINANCE IS LARGELY THE RESULT OF LAYMEN AND ATTORNEYS
- ONGOING IMPLEMENTATION OF PLANS IS ALSO AN ISSUE

THE ABOLITION OF THE TIME OF DECISION RULE  
MAKES IT IMPERATIVE THAT ZONING ORDINANCES  
REFLECT WHAT CHATHAM RESIDENTS WANT

**CHATHAM BOROUGH**  
**BUSINESS ZONES STUDY**

RECOMMENDATIONS AND NEXT STEPS

PARKING

- PROCEED WITH ADMINISTRIAL CHANGES, e.g. SIGNAGE & PERMITS
- BOROUGH COUNCIL SHOULD ESTABLISH COMMITTEE/TASK FORCE OF RESIDENTS/PROPERTY OWNERS/BOROUGH OFFICIALS TO WORK ON MORE SUBSTANTIVE ISSUES
- CONDUCT STUDY FOR ON-STREET PARKING UTILIZATION ON SIDE STREETS OUTSIDE OF CORE DOWNTOWN, e.g. DUNBAR ST.

OTHER

- REORGANIZE LAND USE ORDINANCE AND ADJUST USE DEFINITIONS.
- NO MOVES ON FAR FOR TIME BEING, SEE HOW RECENT CHANGES AFFECT BUSINESS ZONES
- LOOK AT CONSOLIDATING SOME BUSINESS ZONES.
- CONSIDER HIRING PART-TIME PLANNER.
- EXPLORE CREATING DOWNTOWN COMMISSION, WITH REPRESENTATION FROM BUSINESSES, RESIDENTS, INSTITUTIONS.

## CONFUSING USE DEFINITIONS

### -RETAIL TRADE VS. RETAIL SERVICES VS. BUSINESS SERVICES VS. PERSONAL SERVICES

- **RETAIL SERVICES:** Establishments providing services, as opposed to products, to the general public, including but not limited to, finance, real estate and insurance, travel agencies, health, educational and social services, museums and galleries.
- **RETAIL TRADE:** Establishments engaged in selling goods or merchandise to the general public for personal or household consumption. Even though certain establishments, including but not limited to hardware, paint, glass and wallpaper stores, may do a substantial portion of their business with contractors, they are included in this definition of retail trade.
- **BUSINESS SERVICES:** Establishments primarily engaged in rendering services to business establishments on a fee or contract basis, such as advertising and mailing; building maintenance; employment service; management and consulting services; protective services; equipment rental and leasing; commercial research; development and testing; photo finishing; and personnel supply services.
- **PERSONAL SERVICES:** Establishments primarily engaged in providing cleaning, personal grooming, and other services of a personal nature, including but not limited to laundry, cleaning and garment services, garment pressing, linen supply, diaper services, carpet and upholstery cleaning services, photographic studios, beauty shops, nail salons, barbershops, shoe repair, funeral services, and clothing rental services. The services of those who use “professional offices” defined below, on-site laundry or cleaning plants or operations, are not included in this definition.

### - MEDICAL/DENTAL OFFICE VS. PROFESSIONAL OFFICE VS. OFFICE

- **MEDICAL OR DENTAL OFFICES:** Such offices shall include, but not be limited to, offices of medical doctors, dentists, dental surgeons, veterinarians, chiropractors, podiatrists, psychologists and licensed therapists.

- **PROFESSIONAL OFFICE:** The office of a member of a recognized profession, including but not limited to doctor, dentist, attorney at law and accountant, maintained for the conduct of that profession.
- **OFFICE:** A room or group of rooms used for conducting the affairs of a business, professional, service, industry or government.

#### - RESTAURANT VS. EATING AND DRINKING ESTABLISHMENT

- **RESTAURANT:** An establishment where food and drink is prepared, served and consumed within an enclosed building, and wherein food is served only to be consumed by customers seated at tables on the premises.
- **EATING & DRINKING ESTABLISHMENT:** Retail establishments selling prepared food and drink within an enclosed building for immediate consumption on or off the premises, such as lunch counters, ice cream parlors, delicatessens, luncheonettes, and pizzerias.

#### - BODY REPAIR SHOP VS. MECHANICAL REPAIR SHOP VS. SERVICE STATION

- **BODY REPAIR SHOP:** The land and buildings designed and used for the structural and/or cosmetic repair and the incidental mechanical repair of motor vehicles for monetary compensation, and where no outside vehicle storage on the premises is allowed for more than one week.
- **MECHANICAL REPAIR SHOP:** The land and buildings designed and used predominantly for the mechanical repair of motor vehicles for monetary compensation, and where no outside vehicle storage on the premises is allowed for more than one week.
- **SERVICE STATION:** Land and buildings provided for the sale of fuel, lubricants and automotive accessories, maintenance and minor repairs for motor vehicles, but not for vehicle body repairs or painting, car washing operations, car or truck rentals, parking for a fee, outside storage of motor vehicles on the premises for more than one week, or any other activity not specifically part of the service station use.

**CHATHAM BOROUGH**  
**BUSINESS ZONES STUDY**

**BUSINESS DISTRICTS**  
**165-16 THROUGH 21**

| <b>USES</b>  | <b>B-1</b> | <b>B-2</b> | <b>B-3</b> | <b>B-4</b>                | <b>B-5</b> | <b>B-6</b>      |
|--|------------|------------|------------|---------------------------|------------|-----------------|
| <b>Area</b>  |            |            |            |                           |            |                 |
| <b>Permitted Uses</b>                              |            |            |            |                           |            |                 |
| Home professional offices                          | x          |            |            |                           |            |                 |
| Professional offices                               | x          | x          | x          | Conditional use           | x          | Conditional use |
| Offices  |            | x          | x          | Conditional use           | x          |                 |
| Personal Services                                  |            | x          |            | x                         |            | x               |
| Business services                                  | x          | x          | x          | Conditional use           |            | x               |
| Retail services                                    | x          | x          | x          | x                         |            | x               |
| Retail trade                                       |            | x          | x          | x                         |            | x               |
| Child care centers                                 | x          | x          | x          | x (also an accessory use) | x          | x               |
| Restaurants  |            | x          | x          | x                         |            |                 |
| Institutional uses                                 |            | x          |            | x                         |            |                 |
| Eating and drinking establishments                 |            |            |            | x                         |            |                 |
| Research laboratories                              |            |            |            |                           | x          |                 |
|  |            |            |            |                           |            |                 |
|  |            |            |            |                           |            |                 |
| <b>Conditional Uses</b>                            |            |            |            |                           |            |                 |
| Apartment units                                    | x          | x          | x          | x                         |            | x               |
| Public utilities                                   | x          | x          | x          |                           |            |                 |
| Banks  |            | x          | x          |                           |            |                 |
| Commercial recreation, entertainment and amusement |            | x          |            |                           |            |                 |
| Service stations                                   |            |            | x          |                           |            |                 |
| Outdoor eating and drinking establishments         |            |            |            | x                         |            |                 |

| <b>USES</b>                                | <b>B-1</b> | <b>B-2</b> | <b>B-3</b> | <b>B-4</b> | <b>B-5</b> | <b>B-6</b> |
|--|------------|------------|------------|------------|------------|------------|
| Dining area                                |            |            |            |            | x          |            |
| Professional offices less than 1000 sq. ft |            |            |            |            |            | x          |
|  |            |            |            |            |            |            |
|  |            |            |            |            |            |            |
| <b>Accessory Uses</b>                      |            |            |            |            |            |            |
| Private parking                            | x          | x          | x          | x          |            | x          |
| Private customer or employee parking       | x          | x          | x          | x          |            | x          |
| Public parking                             |            | x          |            | x          |            |            |
| Business signs                             | x          | x          | x          | x          | x          | x          |
| Fences                                     | x          | x          | x          |            | x          | x          |
| Awnings                                    | x          | x          | x          | x          | x          | x          |
|  |            |            |            |            |            |            |

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