

## **4. AREA REGULATIONS**

---

### **4.1 General Requirements**

Subject to the provisions of Section 6.4 a dwelling or structure hereafter erected shall be located on a lot having not less than the minimum requirements set forth in the schedule in Appendix II.

No lot occupied by a dwelling or structure shall be reduced in area to less than the minimum requirements nor shall any lot be divided so that the distance between an existing dwelling or structure and the new lot line or new way shall be less than the minimum requirements set forth in the schedule in Appendix II.

### **4.2 Schedule of Lot, Yard and other Requirements**

(see Appendix II)

### **4.3 Modifications**

#### **4.31.1 Exempted Lots**

One single family dwelling may be erected on any lot which, as of January 1, 1981:

- a. had a minimum frontage of 100 feet and contained at least 10,000 square feet, or if applicable, complied with Appendix II, Footnote (8); and
- b. complied with the rules and regulations of the Planning Board, if any, in effect at the time of endorsement. The proposed structure is to be located on such a lot so as to conform with the minimum requirements of road and abutters' setbacks, and to all other requirements for such structures in effect at the time of endorsement. This provision shall not apply to more than three (3) adjoining lots held in common ownership as indicated on the Town of Chatham Assessors' Records of January 1, 1981.

## **APPENDIX II**

(8) Any lot, other than those shown on a plan or described in the deed duly recorded or registered at the time of the adoption of this By-Law, not provided with either public water or sewer shall be subject to the following minimum requirements.