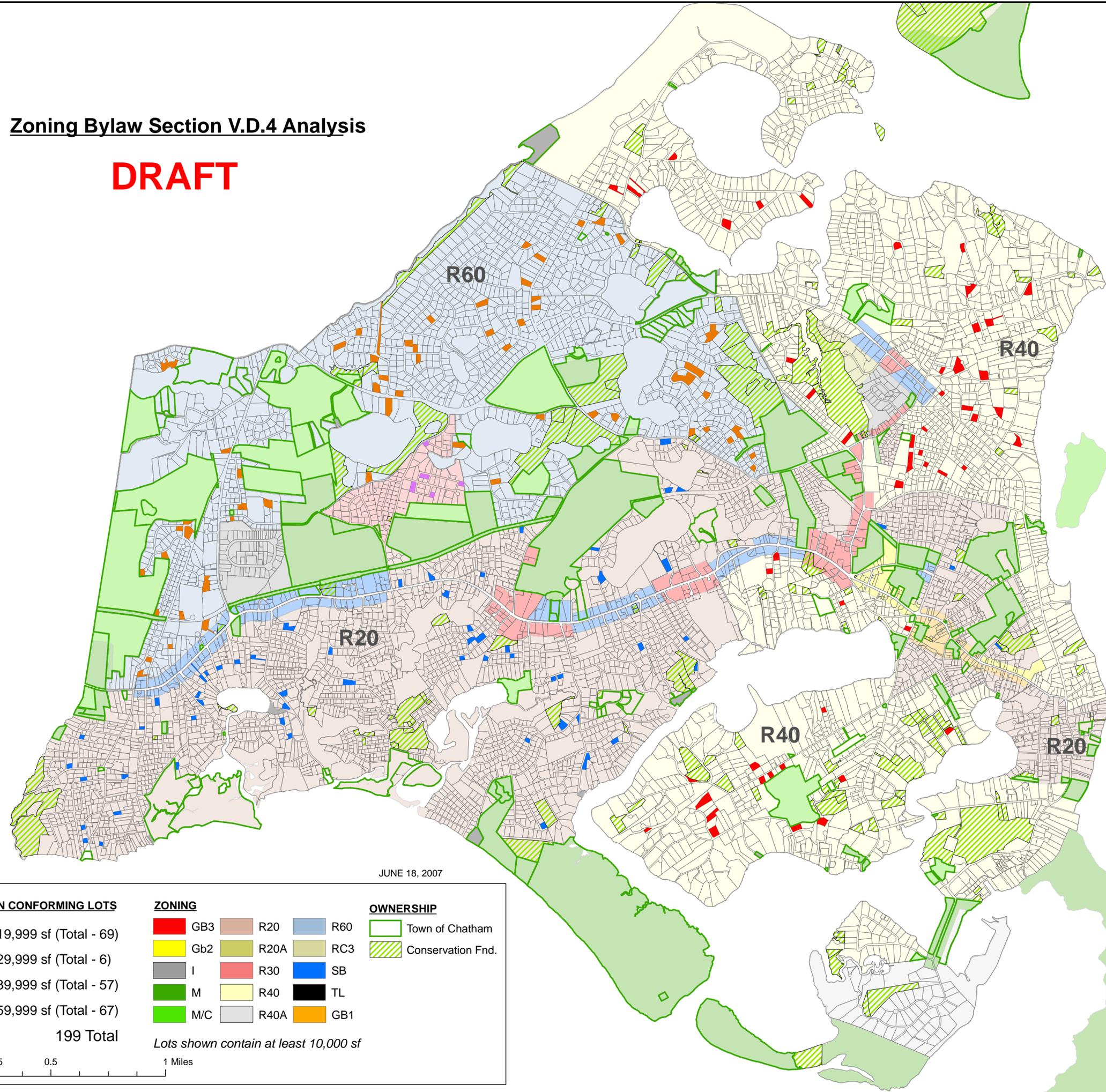


Zoning Bylaw Section V.D.4 Analysis

DRAFT



N

JUNE 18, 2007

VACANT NON CONFORMING LOTS

- <= 19,999 sf (Total - 69)
- <= 29,999 sf (Total - 6)
- <= 39,999 sf (Total - 57)
- <= 59,999 sf (Total - 67)

199 Total

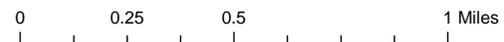
ZONING

- | | | |
|--|--|---|
| GB3 | R20 | R60 |
| Gb2 | R20A | RC3 |
| I | R30 | SB |
| M | R40 | TL |
| M/C | R40A | GB1 |

Lots shown contain at least 10,000 sf

OWNERSHIP

- Town of Chatham
- Conservation Fnd.



Zoning Analysis Methodology

- Assessor parcels were queried for the following criteria:
All lots >= 0.22 acres (10,000 sf.)
- The following Property Assessment Classification Codes were used to determine vacant land: 130 – Developable Land, 131 – Potentially Developable Land, 132 – Undevelopable Land.
- Parcels that were assigned these codes within the Chatham Assessors' database and also contained 10,000 sf. or greater were identified. In order to eliminate vacant lots that would be considered unbuildable, the following steps were taken:
 1. MassGIS wetland layer was overlaid onto the parcels. The approximate buildable upland was calculated by subtracting the area within the parcel taken up by wetland from the total area of that parcel. Vacant parcels that contained less than 10,000 sf of buildable upland were removed.
 2. FEMA Floodplain layer provided by MassGIS was overlaid onto parcels. Vacant parcels located within the floodplain were removed.
 3. The current zoning layer was overlaid onto the parcels. Vacant parcels that contained the requisite area for each zoning district were removed leaving only the vacant nonconforming lots.

Disclaimer:
This map is intended for planning and reference purposes only. It should not be used for legal or regulatory purposes