

AN ORDINANCE CONCERNING THE
RESIDENTIAL SENIOR COMMUNITY-2
("RSC-2") OVERLAY ZONE AND
AMENDING THE "CODE OF THE
TOWNSHIP OF PRINCETON, NEW
JERSEY, 1968"

BE IT ORDAINED by the Township Committee of the Township of Princeton,
County of Mercer, State of New Jersey, as follows:

1. Article XXII of Chapter 10B of the "Code of the Township of Princeton, New Jersey, 1968" which establishes the Residential Senior Community-2 Overlay Zone ("RSC-2") District is amended to read as follows (the bracketed [] words are deleted; the underlined words are being added):

Subdivision XXII. Residential Senior Community-2
Overlay Zone (RSC-2) District.

Sec. 10B-272.65. Permitted uses; RSC-2 zone.

The following uses or any combination thereof are permitted in the RSC-2 overlay zone:

(a) Age restricted housing intended for, and solely occupied by, persons [sixty-two] **fifty-five** years of age or older.

(b) The permitted age restricted housing may be:

(1) Single family structures defined as freestanding buildings containing only one dwelling unit.

(2) Two family structures defined as freestanding buildings containing two dwelling units sharing one or more vertical or horizontal common walls and with each unit having a separate exterior entrance.

(3) Townhouse structures defined as freestanding buildings containing two, three, four, five or six townhouse units. A townhouse unit is defined as a dwelling unit which has freestanding walls on two sides (or if, at the end of the townhouse structure, three sides) and shares party walls with units on both sides (or, if it is at the end of a townhouse structure, shares a party wall on one side), with the unit having a separate exterior entrance.

(4) Quadraplex structures defined as four attached dwellings in one building in which each unit has two open space exposures and shares a common interior wall with one or two adjoining units, with separate ground floor access for each unit. Units are joined side to side, but are not located one above another.

(5) Multifamily structures defined as freestanding buildings containing at least two units and not more than thirty dwelling units, with each sharing with another unit or units one or more vertical or horizontal common walls. If a multifamily structure also meets the definition of a townhouse structure it shall be considered a townhouse structure.

(6) Accessory structures and uses customarily incidental to a residential retirement community development.

Sec. 10B-272.66. Permitted gross density; RSC-2 zone.

The permitted gross density in the RSC-2 shall be seven dwelling units per acre. [No single development may have more than one hundred fifty units.] Affordable housing units as defined in Section 10B-333 of this code shall be excluded from the gross density calculation.

Sec. 10B-272.67. Mandatory set aside for affordable housing; RSC-2 zone.

Subdivision and site plan approvals for developments within the district may only be approved if [twenty percent] twelve (12) of [for] the sale units [or fifteen percent for rental units] are age restricted moderate income one bedroom affordable units meeting the standards in section 10B-332 and section 10B-350.

Additionally, any developer shall enter into a Developer's Agreement with the Township to provide for the donation of at least three (3) acres of land to the Township for future construction of affordable housing units, donation of design and engineering services for said affordable housing units, enlargement and improvements to a detention basin to accommodate existing and future affordable housing units and a cash contribution to the Princeton Township Affordable Housing Trust Fund.

[Any developer shall have the right to petition the Princeton Township Committee for relief from this requirement of constructing on site affordable housing units. Said developer may request to make a payment in lieu of constructing said unit in the amount of twenty-five thousand dollars per unit of affordable housing as required by this section. It shall be the sole option of the developer to either construct said affordable housing units as a part of the development or making this in lieu payment. If the developer elects the in lieu payment, then the developer shall be permitted to construct the total number of units as provided for under the gross density provision set forth in the above section with no reduction to that number for the affordable units which are not being constructed on site.]

Sec. 10B-272.68. Development rights; RSC-2 zone.

It is not the intent of this division to prescribe the form of ownership for the dwelling units in a residential development and the ownership may be fee simple, condominium or cooperative

or any combination thereof. However for the purposes of regulating the location of buildings within the development it is necessary to prescribe lot sizes, dimensions and setbacks standards. In zero lot line developments (i.e. where the dwelling units are not to be located on individually owned separate fee simple title lots) each dwelling unit or structure shall be located so that it would comply with prescribed lot standards if imaginary lot lines were superimposed on the development.

(a) The following standards shall apply to all tracts to be developed in the RSC-2 overlay district:

- | | | |
|-----|---|----------|
| (1) | Minimum tract size: | 10 acres |
| (2) | Minimum building setback from tract line abutting a residential use or park: ³ | 100 feet |
| (3) | Minimum building setback from tract line abutting a nonresidential use: | 35 feet |
| (4) | Minimum building setback to height ratio abutting a residential use: | 2.0 to 1 |
| (5) | Minimum building setback to height ratio abutting a park or nonresidential use: | 1.0 to 1 |
| (6) | Minimum parking setback from tract line | |

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All setbacks abutting residential uses shall include landscape buffering as approved by the appropriate land use board having jurisdiction over the application.

- abutting a residential use:⁴ 50 feet
- (7) Minimum parking setback from tract line
 - abutting a park or nonresidential use: 15 feet
- (8) Maximum impervious coverage: [40%]30%
- (9) Minimum common open space: 40%

(Provided that at least 8.5 acres of the tract
remains in an undisturbed state.)

- (10) Maximum floor area ratio:⁵ 30%

(b) Development in the RSC-2 overlay zones which does not include the entire overlay area shall be designed to take into account the future development of the overlay zone considering future connection to its circulation, open space, utility and drainage systems.

(c) The following are the standards for each residential unit type permitted in the RSC-2 overlay district:

- (1) Single family
 - a. Minimum lot area 5,000 square feet

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All setbacks, including parking setbacks, abutting residential uses shall include landscape buffering as approved by the appropriate land use board having jurisdiction over the application.

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Underground parking shall be excluded from any floor area ratio calculation.

- b. Minimum lot width 50'
- c. Minimum lot depth 90'
- d. Minimum lot frontage 30'
- e. Minimum building setback
 - 1. Front 15'
 - 2. Side 10'
 - 3. Combined side 25'
 - 4. Rear 20'
- f. Maximum building height 35'

(2) Two-family

- a.. Minimum lot area 6,000 square feet
- b. Minimum lot width 60'
- c. Minimum lot depth 100'
- d. Minimum lot frontage 40'
- e. Minimum building setback
 - 1. Front 15'
 - 2. Side 10'
 - 3. Combined side 25'
 - 4. Rear 20'
- f. Maximum building height 35'

(3) Townhouse

- a. Minimum lot width 20'

- b. Minimum lot depth 90'
- c. Minimum lot frontage 20'
- d. Minimum building setback
 - 1. Front 15'
 - 2. Side 10' (end units)
 - 3. Rear 15'
- e. Maximum building height 35'

(4) Quadraplex

- a. Minimum lot width 30' per unit
- b. Minimum lot depth 40'
- c. Minimum lot frontage 30'
- d. Minimum building setback
 - 1. Front 15'
 - 2. Side 10' (end units)
 - 3. Rear 15'

(5) Multifamily

- a. Minimum building setback from internal street/driveway
 - 1. Front 10'
 - 2. Side 15'
 - 3. Rear 20'
- b. Minimum setback distance between multifamily

buildings

- | | | |
|----|---|------------------|
| 1. | Front | 35' |
| 2. | Side | 20' |
| 3. | Rear | 35' |
| c. | Maximum number of stories | 3 |
| | <u>(Except a 4th story may be added to any buildings(s) constructed within 300' of a public park.)</u> | |
| d. | Maximum height to the building plate | <u>44'</u> [35'] |
| e. | Maximum building height | <u>54'</u> [45'] |
| f. | Maximum height of building shall be measured | |

pursuant to section 10B-241, except that if underground parking facilities are proposed, the measurement shall be made from pre-existing grade 54'[49']

Building plate is defined as the uppermost horizontal wall structural timber supporting a roof. The building plate shall be measured in the same way as building height is measured.

(d) *Off Street parking:*

(1) Parking requirements: The following parking standards shall apply for all units.

- | | |
|-----------|--------------------|
| 1 Bedroom | 1.8 parking spaces |
| 2 Bedroom | 2.0 parking spaces |
| 3 Bedroom | 2.1 parking spaces |

(2) The provisions of sections 10B-286 through 289 regarding parking lot design shall apply.

(3) Underground or structure parking shall be excluded from any floor area ratio calculation.

(4) Public streets shall not be determined to make land noncontiguous for the purposes of this ordinance.

(e) *Arrangement of buildings:*

(1) The following standards shall govern the location and arrangement of buildings::

a. Structures shall be located on the least environmentally vulnerable land on the tract as determined with reference to section 10B-233(h) and shall be sited in one or more clusters in a manner most appropriate to the natural features and critical areas of the tract.

b. Each dwelling unit shall be located so that it is accessible by police, firefighting and emergency vehicles.

c. Each dwelling unit location shall be reasonably related to the appurtenant parking areas.

(2) Multifamily, quadraplex and townhouse structures shall be no closer to each other or to single family or two-family structures than twenty-five feet on the plane which describes the buildings as backing or fronting each other. Garages for adjacent townhouse or quadraplex units may be attached to each other.

(3) Townhouse, multifamily or quadraplex structures shall not have a length in excess of one hundred eighty feet, excluding connecting hallways and shall be designed with offsets or other architectural features so as to provide breaks in the linear plane.

(4) Multifamily structures shall provide for variety in roof height and avoid the appearance of one continuous [three-story] structure. Developers are encouraged to include buildings which have both two and three story portions.

(f) *Screening of uses:*

(1) Sections 10B-304 through 306 shall apply.

(2) Section 10B-307 shall be modified to require a forty foot wide buffer strip along all property lines in the RSC-2 overlay zone.

(g) *Common open space:*

(1) At least forty percent of the tract shall be devoted to common open space for the benefit of the residents of the residential senior community and at least 8.5 acres of the tract shall remain in an undisturbed state.

(2) The provisions of sections 10B-194 through 10B-195(b) shall apply except for section 10B-194.1(f).

(h) *Community space:*

(1) All developments in the RSC-2 zone may include community space for the use of residents including, but not limited to, space for dining rooms, laundry rooms, nurses' offices, other staff offices, meeting rooms, and game rooms. The community space shall not constitute gross floor area for purposes of the limitation on the floor area ratio to the extent

that two percent of the total gross floor area of the development, excluding this community space.

(i) All buildings on the tract shall be designed, constructed and operated to incorporate therein Leadership in Energy and Environmental Design (LEED) objectives including but not limited to sod roofs, a cistern system for stormwater recirculation and use and other similar environmental performance standards.

(j) All units must be handicapped adaptable which shall mean that the dwelling unit has an accessible entrance; an accessible interior route into and throughout the dwelling unit, including maneuvering space at doors; and required clear floor spaces and reach ranges in all rooms. The dwelling unit shall have either the adaptable features in the kitchen and bathroom or a fully accessible kitchen and bathroom.

2. This Ordinance shall take effect upon its passage and publication and upon the filing of a copy of same with the Mercer County Planning Board, all of which is required by Law.

Linda S. McDermott, Clerk

Phyllis L. Marchand, Mayor