

ORDINANCE #2020-19

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 10B OF THE PRINCETON CODE, ENTITLED "LAND USE" AND THE PRINCETON ZONING MAP, TO CREATE THE "AFFORDABLE HOUSING ZONE 5" (AH-5), DELETE CHAPTER 10B-364 "RESIDENTIAL CLUSTER REQUIREMENTS FOR DEVELOPMENTS INCLUDING MODERATE INCOME HOUSING IN THE R-SM DISTRICT", AND THE REGULATIONS ASSOCIATED THERETO IN THE MUNICIPALITY OF PRINCETON.

**Section 1.** Chapter 10B, \_\_\_\_\_ of the Princeton Code entitled "Districts Generally Established; Enumerated" is hereby supplemented and amended to add the following new zone districts to the list of zone districts:

Section 10B-\_\_\_\_\_ Affordable Housing -5 (AH-5) Zone

**Section 2.** Chapter 10B, \_\_\_\_\_ District Map is hereby supplemented and amended to delineate the Affordable Housing 5 (AH-5) zone district on the "Zoning Map, Township of Princeton", as amended, replacing the Residential-Senior Market (R-SM) zone. The following property shall be included in the AH-5 zone:

Block 7401 Lot 1

**Section 3.** Chapter 10B, \_\_\_\_\_, is hereby supplemented and amended to create a new \_\_\_\_\_ "Affordable Housing-5 (AH-5) Zone".

**Section 4.** Chapter 10B, \_\_\_\_\_ Purpose. The Affordable Housing -5 Zone is to provide a realistic opportunity for the construction of affordable housing pursuant to the New Jersey Fair Housing Act and thereby comply with the Municipality's constitutional obligation to provide such housing to for low-and moderate-income households. Specifically, the AH-5 zone permits multi-family residential uses, with an affordable housing set-aside. All dwellings shall be "family rental" units.

**Section 5.** Chapter 10B, \_\_\_\_\_ - Mandatory Affordable Housing Set-Aside. Within the Affordable Housing -5 Zone, no less than 20 percent of all dwellings, rounded up to the next whole dwelling unit, shall be deed restricted for occupancy by low- and moderate-income households and shall comply with the following:

- (a) Minimum affordable housing set-aside: 20% of the total number of dwelling units
- (b) Minimum number of affordable dwelling units: 12.
- (c) Affordable dwellings shall not be age-restricted.
- (d) Affordable dwelling units shall be constructed and rented in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. and the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq.

- (e) Affordable dwelling unit household income breakdown shall comply with the following:
  - (1) At least 13% of the affordable units shall be affordable to very low-income (VLI) households at 30% of the median income;
  - (2) At least 50% of the affordable units shall be made affordable to low income units (the 50% requirement is inclusive of the 13% VLI requirement); and
  - (3) The balance of units permitted at moderate income up shall not exceed maximum of 50% of all affordable units.
- (f) Affordable dwelling bedroom distribution: Bedroom distribution shall be in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., the Fair Housing Act (FHA) and all other applicable law.
- (g) The range of affordability, pricing and rent of units, affirmative marketing, 30-year minimum affordability controls and construction phasing with the market rate units developed on the tract shall also be in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., the Fair Housing Act (FHA) and all other applicable law.
- (h) The Municipal Housing Liaison shall be responsible to affirmatively market, administer and certify the occupant of each affordable dwelling unit, with all administrative costs to be paid by the Developer.

**Section 6.** Chapter 10B, \_\_\_\_\_ Affordable Housing -5 (AH-5) Regulations.

**Section 7.** Chapter 10B, \_\_\_\_\_ Affordable Housing -5 (AH-5) Permitted principal uses. Within the AH-5 zoning district the following principal uses shall be permitted:

- (a) Multi-family residences

**Section 8.** Chapter 10B, \_\_\_\_\_ Affordable Housing Overlay-5 (AH-5) Permitted accessory uses. Within the AH-5 zoning district, the following accessory uses are permitted:

- (a) Residential management office
- (b) Common rooms/areas, including for meetings, recreation, laundry and storage
- (c) Communications infrastructure,
- (d) Maintenance and storage
- (e) Off-street parking and loading
- (f) Street/ site furnishings
- (g) Home occupations

- (h) Fences and walls
- (i) Landscape amenities and open space
- (j) Pedestrian circulation elements
- (k) Signs
- (l) Storm water management facilities and other utilities
- (m) Other customary uses which are incidental and subordinate to a permitted principal use

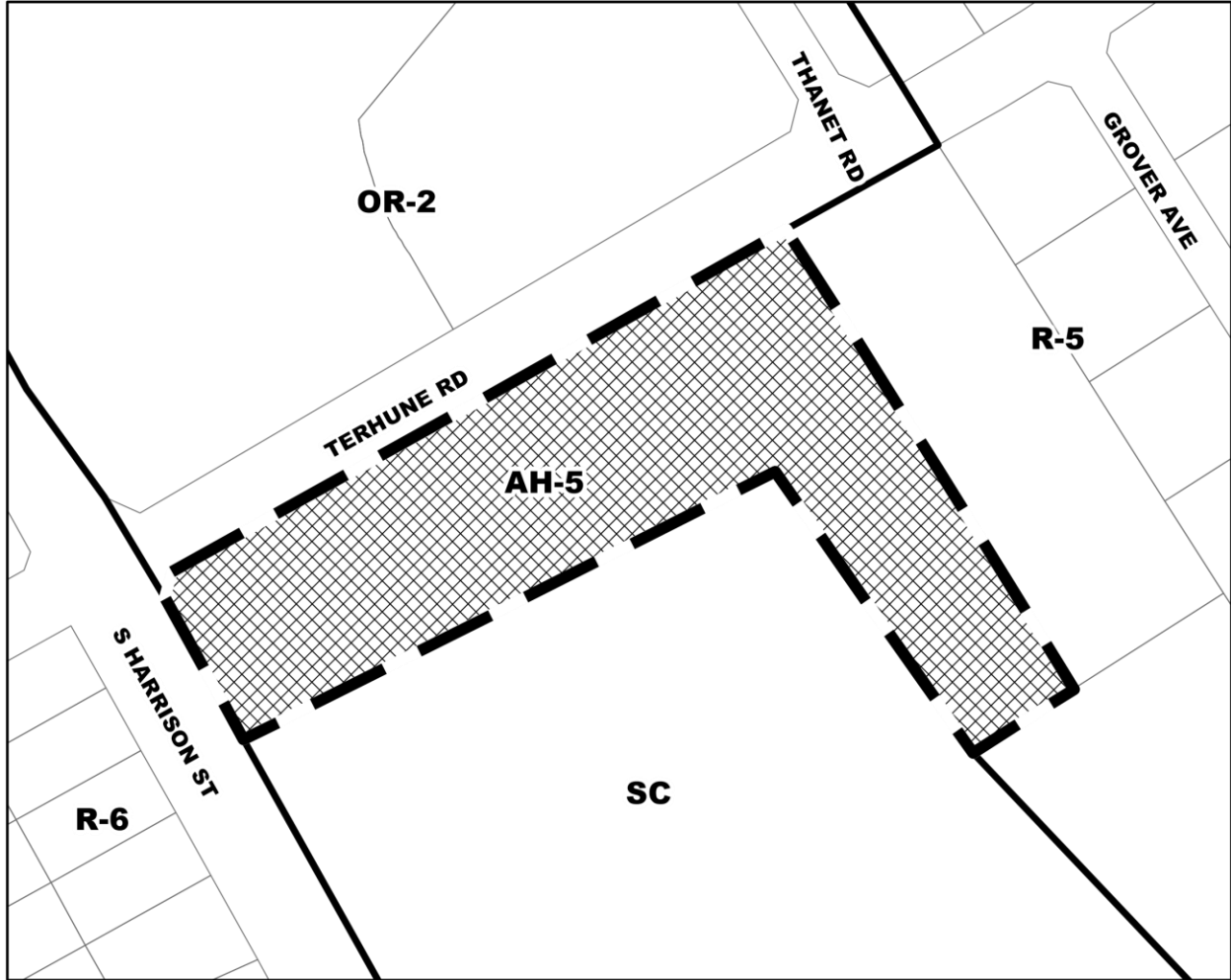
**Section 9.** Chapter 10B, \_\_\_\_\_ Affordable Housing Overlay-5 (AH-5) Site Development Regulations:

- (a) Minimum yard requirements:
  - (1) Front yard: 25 feet
  - (2) Side yard: 20 feet
  - (3) Rear yard: 20 feet
- (b) Maximum permitted density: 22 du/acre
- (c) Maximum building height: 45 feet and four stories
- (d) Maximum number of buildings: Multiple buildings per lot are permitted
- (e) Off-street parking: 1.3 spaces per dwelling unit
- (f) Minimum outdoor space. Outdoor space shall be provided for the benefit of residents of a building at a rate of 150 square feet for every dwelling unit. Outdoor space requirements may be satisfied through the creation of private or common balconies, or common areas on the ground / building roof.
- (g) Residential Storage. A minimum of 300 cubic feet of storage shall be provided for each dwelling unit. The space for each unit shall be able to be secured by the occupant of the unit for which the storage space is dedicated. Individual storage units shall be organized into a common area within a building that is located at or below the ground floor level.
- (h) Bicycle parking. Outdoor bicycle parking shall be weather-protected and provide the ability for individual users to secure their bicycle(s). Buildings or structures used for outdoor bicycle parking shall be designed to be architecturally compatible with the principal building(s) in terms of materials, colors and finishes.
- (i) Pedestrian and bicycle connectivity. Pedestrian walks and/or shared paths shall be provided along all public street frontages. Pedestrian and bicycle routes shall provide connections to the Princeton Shopping Center and the existing shared path on the periphery of the shopping center. These connections should ensure sufficient access to Grover Park.



- (j) Cost of off-site improvements. The developer of the AH-5 zone shall bear the proportionate costs of any related public thoroughfare improvements that are planned, endorsed, undertaken or constructed by the Municipality.
- (k) Comprehensive development required. The AH-5 zone shall be developed in accordance with a single, unified development plan. Subdivision for the purposes of segregating the zone into smaller development tracts is not permitted.

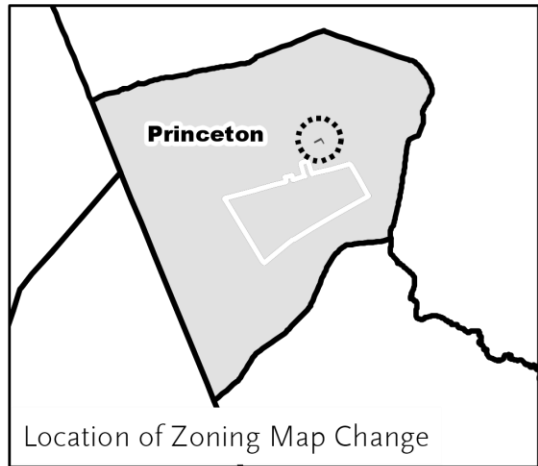
**Section 10.** Chapter 10B-244 Division of Township into zoning districts is amended to delete “Residential Senior Market Program District” and to add “Affordable Housing -5 (AH-5) District”

**Section 11.** Chapter Sec. 10B-364. “Residential cluster requirements for developments including moderate income housing in the R-SM district” is hereby deleted.



**Legend**

-  Affordable Housing - 5 (AH-5)
-  Existing Zoning Boundaries



Zoning Map Amendment

**Affordable Housing - 5 Zone (AH-5)**

Princeton, Mercer County, NJ