

- (a) 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.
- (b) 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.
- (c) 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.
- (d) The range of affordability, pricing and rent of units, affirmative marketing, affordability controls 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.
- (e) The Municipal Housing Liaison shall be responsible to affirmatively market, administer and certify the occupant of each affordable unit, with all administrative costs to be paid by the Developer/Owner.

Section 6. Chapter 17A, Article XI, Section 17A-_____Affordable Housing Overlay – 6 (AHO-6) Regulations.

Section 7. Chapter 17A, Article XI, Section 17A-_____ Affordable Housing Overlay-6 (AHO-6) Permitted principal uses. Within the AHO-6 zoning district, the following principal uses shall be permitted:

- (a) Multi-family residences, non-age-restricted, for rent.
- (b) Commercial uses, limited to the following:
 - (1) Offices
 - (2) Retail stores, excluding automotive sales or service establishments
 - (3) Bakeries
 - (4) Eating and drinking places

- (5) Barbershops, beauty parlors, tailors, dressmakers and millinery shops, photographic studios, shoe repair, shoeshine and hat cleaning shops, and similar personal service stores dealing directly with retail consumers.
- (6) Studios for dancing and music instruction
- (7) Private vocational and trade schools.
- (8) Laundromats, outlets and pick-up stations for laundries and cleaning establishments
- (9) Medical and dental offices.

Section 8. Chapter 17A, Article XI, Section 17A-____ Affordable Housing Overlay -6 (AHO-6) Permitted accessory uses. Within the AHO-6 zoning district, the following accessory uses shall be 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 clearly incidental and subordinate to a permitted principal use

Section 9. Chapter 17A, Article XI, Section 17A-_____ Affordable Housing Overlay-6 (AHO-6) Site Development Regulations:

- (a) Maximum number of total dwelling units: 160
- (b) Minimum number of affordable dwelling units: 80
- (c) Minimum yard requirements:

- (1) Front yard: 10 feet
- (2) Side yard: 15 feet
- (3) Rear yard: 10 feet
- (d) Maximum front yard setback: 15 feet
- (e) Maximum impervious coverage: 80%
- (f) Maximum Building height: 5 stories and 55 feet
- (g) Off-street parking
 - (1) One for each dwelling unit
 - (2) No off-street parking spaces are required for retail uses
- (h) Minimum landscape buffers to residential zones: 10 feet
- (i) Commercial use(s) shall comply with the following:
 - (1) Shall be located on the ground floor
 - (2) Shall have a storefront(s) facing Witherspoon Street; however, if more than one commercial use is proposed, this requirement shall be deemed to be satisfied as long as at least one of the uses has a storefront on Witherspoon Street
 - (3) Shall be limited to no more than 10,000 total square feet of gross floor area
 - (4) All retail space shall be contiguous within a single building
- (j) Comprehensive development required. The AHO-6 zone shall be developed in accordance with a single plan that is coordinated among all properties to create a unified residential development. Lots may be merged, but subdivision for the purposes of segregating the zone into smaller development tracts is not permitted.

Section 10. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

Section 11. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the general ordinances are hereby ratified and confirmed, except where inconsistent with the terms hereof.

Section 12. The Municipal Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this ordinance to the Mercer County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required).

Section 13. After introduction, the Municipal Clerk is hereby directed to submit a copy of the within Ordinance to the planning board for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The planning board is directed to make and transmit to the governing body, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the board deems appropriate.

Section 14. This Ordinance shall be presented to the Mayor for her approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40:69A-149.7. If the Mayor fails to return this Ordinance with either her approval or objection to same within ten (10) days after it has been presented to her, then this Ordinance shall be deemed approved.

Section 15. This Ordinance shall take effect immediately upon (1) adoption; (2) approval by the Mayor pursuant to N.J.S.A. 40:69A-149.7; (3) publication in accordance with the laws of the State of New Jersey; and (4) filing of the final form of adopted ordinance by the Clerk with (a) the Mercer County Planning Board pursuant to N.J.S.A. 40:55D-16, and (b) the Municipal Tax Assessor as required by N.J.S.A. 40:49-2.1.

Delores A. Williams, Municipal Clerk

Liz Lempert Mayor

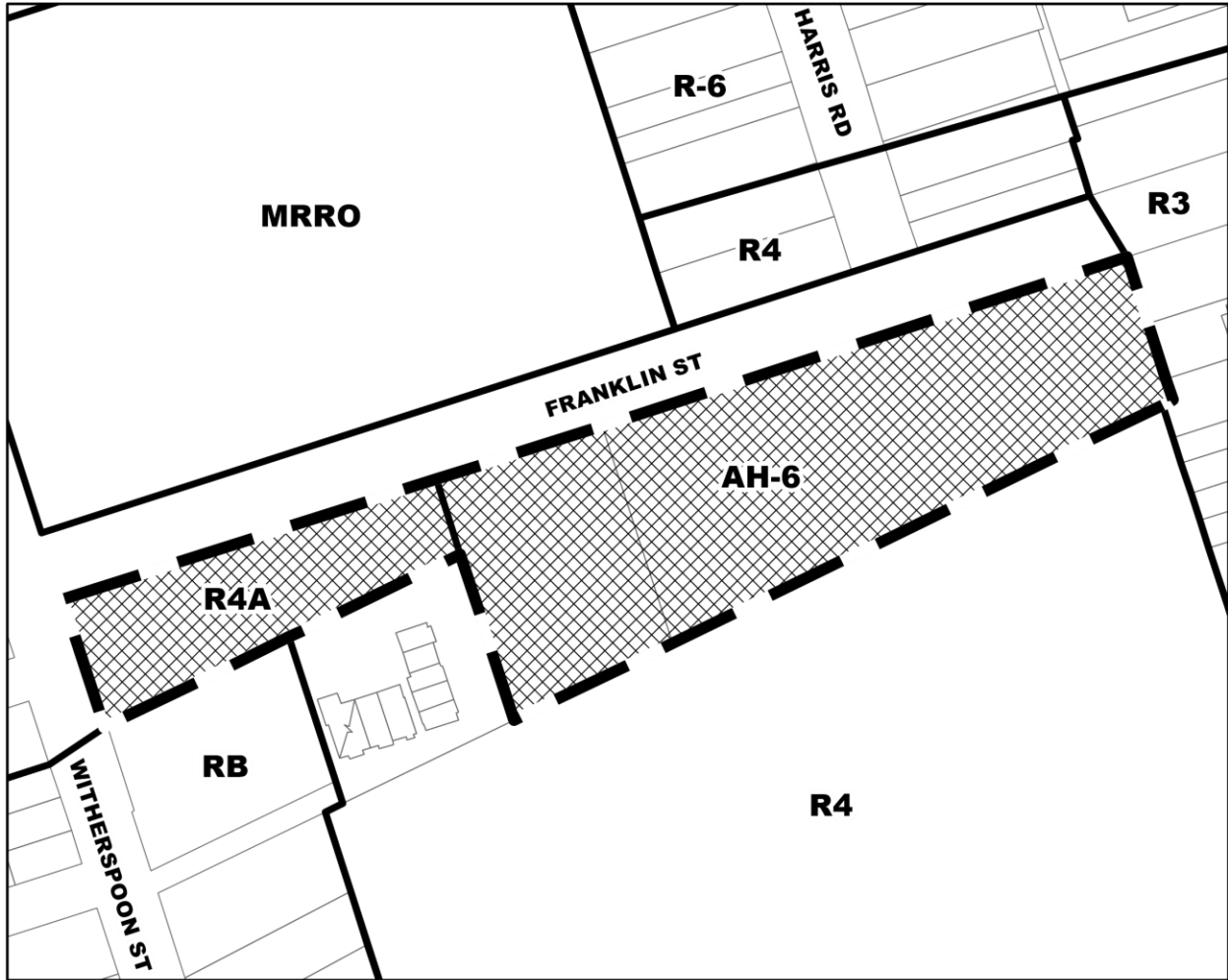
Ordinance Introduced: July 13, 2020

Ordinance Adopted: July 27, 2020



NEWSPAPER PUBLICATIONS:

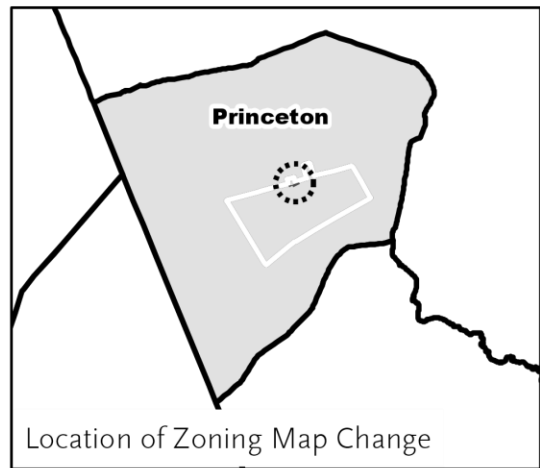
First Insertion: July 17, 2020

Final Publication: July 31, 2020



Legend

-  Affordable Housing Overlay -6 (AHO-6)
-  Existing Zoning Boundaries



Zoning Map Amendment

Affordable Housing Overlay - 6 Zone (AHO-6)

Princeton, Mercer County, NJ

Clarke Caton Hintz ● ● ■
 Architecture
 Planning
 Landscape Architecture