

Ordinance #2020-21

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 10B OF THE PRINCETON CODE, ENTITLED "LAND USE" AND THE PRINCETON ZONING MAP, TO CREATE AN "AHO-5 AFFORDABLE HOUSING OVERLAY ZONE", 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 Overlay -5 (AHO-5) Zone

Section 2. Chapter 10B, _____ District Map is hereby supplemented and amended to delineate the Affordable Housing Overlay-5 (AHO-5) zone district on the "Zoning Map, Township of Princeton", as amended. This shall be an overlay zone that is supplemental to the underlying zone district and constitutes optional development regulations, as an alternative or addition to, the underlying development regulations. The following properties shall be included in the AHO-5 zone:

(a) The Affordable Housing Overlay-5 (AHO-5) Zone shall include the following properties:

Block 7401 Lot 1.01

Section 3. Chapter 10B, _____, is hereby supplemented and amended to create a new _____ "Affordable Housing Overlay-5 (AHO-5) Zone".

Section 4. Chapter 10B, _____ Purpose. The Affordable Housing Overlay -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 AHO-5 zone is established to provide for redevelopment consisting of multi-family residential uses, with an affordable housing set-aside, to be developed in association with, and within, the Princeton Shopping Center tract.

Section 5. Chapter 10B, _____ - Mandatory Affordable Housing Set-Aside. The minimum number of affordable dwelling unit credits resulting from these regulations shall not be less than 22 percent of all dwellings constructed in the zone, rounded up to the next whole dwelling unit. All dwelling units created pursuant to the AHO-5 regulations shall be deed restricted for occupancy by low- and moderate-income households and shall comply with the following:

(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, 30-year minimum affordability controls (or until Princeton releases them) 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.
 - (e) The Developer/Owner will be responsible for retaining an Administrative Agent that 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 10B, _____ Affordable Housing Overlay-5 (AHO-5) Regulations.

Section 7. Chapter 10B, _____ Affordable Housing Overlay-5 (AHO-5) Permitted principal uses. Within the AHO-5 zoning district the following principal uses shall be permitted:

- (a) Multi-family residences available for rent

Section 8. Chapter 10B, _____ Affordable Housing Overlay-5 (AHO-5) Permitted accessory uses. Within the AHO-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, including structured parking
- (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) Dog parks and/or runs and pet washing stations for the exclusive use of the tenant residents.
- (n) Accessory uses customarily incidental and subordinate to permitted principal uses including, but not limited to, maintenance, trash and recycling facilities.

Section 9. Chapter 10B, _____Affordable Housing Overlay-5 (AHO-5) Site Development Regulations:

- (a) Maximum permitted residential density: 7 DU/Acre
- (b) Minimum lot size: Subdivision of land is permitted. There is no minimum lot size requirement for new lots.
- (c) Minimum yard requirements:
 - (1) Front yard: N/A
 - (2) Side yard: 10 feet
 - (3) Rear yard: N/A
- (d) Minimum Building Setback to Residential Zone: 60 feet
- (e) Maximum building height: 65 feet
- (f) Maximum number of dwelling units: 200
- (g) Maximum impervious coverage: 95% (Sec. 10B-246.1. "Maximum permitted residential lot impervious coverages" is not applicable to development within the AHO-5 district).
- (h) Minimum number of affordable housing credits created (excluding bonuses): 44
- (i) Minimum off-street parking: 1.5 spaces per dwelling unit
- (j) Minimum planted buffers to residential zones: 15 feet
- (k) Consistency with concept plan: Residential development pursuant to the AHO-5 zone shall be generally consistent with the illustrative concept plan included herein.
- (l) Floor area: The floor area of principal and accessory buildings developed pursuant to the AHO-5 district regulations shall not count towards the maximum permitted floor area ratio for permitted buildings developed pursuant to the underlying Shopping Center district.

- (m) Minimum bedroom sizes: Bedrooms within multifamily dwellings developed pursuant to the AHO-5 district regulations shall be exempt from the minimum size requirements of section 10B-279.
- (n) Development pursuant to the AHO-5 district regulations shall be exempt from the requirements of Division 9 Residential Clusters.
- (o) Height-to-Setback Ratio: The maximum ratio between the height of a building and the setback of a building to the nearest property line shall not exceed 1:1.25.

Delores A. Williams, Municipal Clerk

Liz Lempert Mayor

Ordinance Introduced: June 29, 2020

Second Reading: July 13, 2020

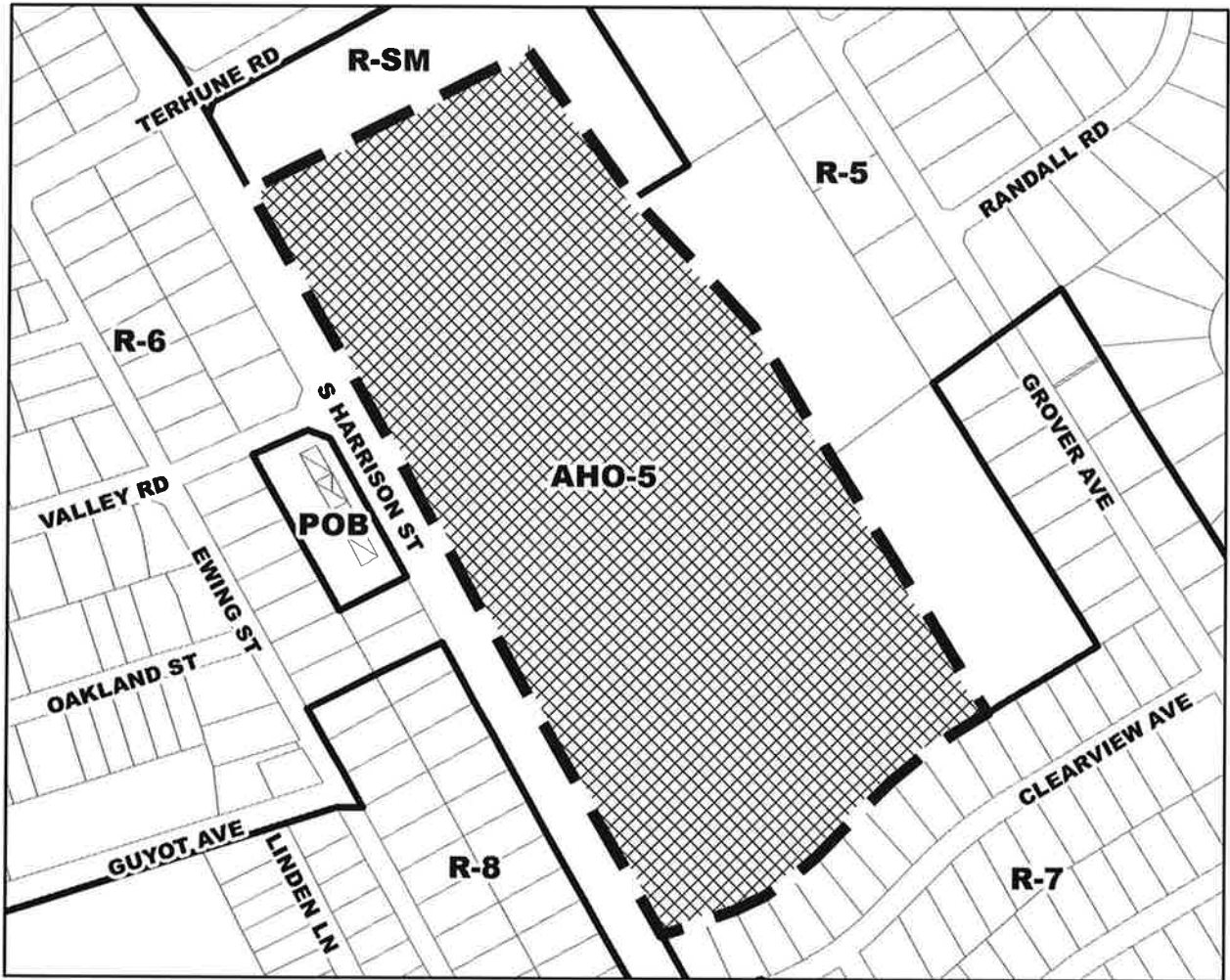
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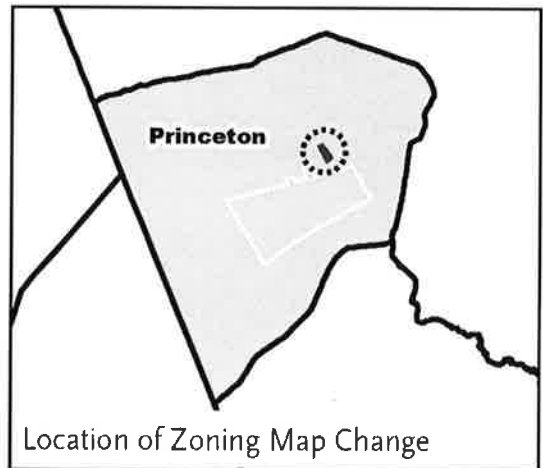
Second Insertion: July 17, 2020

Final Publication: July 31, 2020



Legend

-  Affordable Housing Overlay - 5 (AHO-5)
-  Existing Zoning Boundaries



Zoning Map Amendment

Affordable Housing Overlay - 5 Zone (AHO-5)

Princeton, Mercer County, NJ

Clarke Caton Hintz ● ● ■
 Architecture
 Planning
 Landscape Architecture



KEY PLAN

