

ORDINANCE NO. 2020-20

AN ORDINANCE TO AMEND CHAPTER 10B OF THE PRINCETON CODE, ENTITLED "LAND USE" AND THE PRINCETON ZONING MAP, TO CREATE A "AH-4 AFFORDABLE HOUSING-4 RESIDENTIAL DISTRICT" AND THE REGULATIONS ASSOCIATED THERETO IN THE MUNICIPALITY OF PRINCETON

**Section 1.** Chapter 10B, Article XI. ZONING, Section 10B-244 of the Princeton Code entitled "Division of township into zoning districts" is hereby amended to add the following new zone district to the list of zone districts:

AH-4 Affordable Housing-4 Residential District

**Section 2.** Chapter 10B, Article XI, Section 10B-242 of the Princeton Code entitled "Zoning Map" shall be and is revised to rezone Block 4401, Lot 2 from OR-1 Office Research District -1 to the AH-4 Affordable Housing -4 Residential District.

**Section 3.** Chapter 10B, \_\_\_\_\_ Purpose. The purpose of the AH-4 Affordable Housing -4 Residential District is to establish a realistic opportunity for the construction of affordable housing in the Municipality of Princeton pursuant to the New Jersey Fair Housing Act and thereby comply with the Municipality's constitutional obligation to provide such housing to low-and moderate-income households. The AH-4 Residential District is intended to confer permitted and conforming use status upon the long-time existing Section 236 HUD rental assistance affordable housing development known as Princeton Community Village and to allow for the expansion of said community in accordance with the standards set forth herein. The AH-4 Residential District shall be additionally regulated by the Princeton Affordable Housing Ordinance, applicable state regulations and all orders of any court of competent jurisdiction.

**Section 4.** Chapter 10B, \_\_\_\_\_ New Affordable Dwelling Units. Within the AH-4 Affordable Housing -4 Residential District:

- (a) Minimum required number of new affordable dwelling units: 25
- (b) 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.
- (c) Affordable dwelling unit household income breakdown shall comply with the following:
  - (1) Assuming 25 new affordable dwelling units are constructed, at least three of the new dwelling units shall be affordable to very low-income (VLI) households at 30% of the median

income. Should more than 25 new units be developed, no less than 13% shall be for VLI households;

(2) Assuming 25 new affordable dwelling units are constructed, at least nine of the dwelling units shall be made affordable to low- income households. Should more than 25 new units be developed, no less than 50% shall be for low-income households (inclusive of VLI units); and

(3) The balance of new dwelling units permitted at moderate income.

(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 and 30-year minimum affordability controls 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) Princeton Community Housing, or any subsequent owner/operator, shall be responsible to affirmatively market, administer and certify the occupant of each affordable dwelling unit.

**Section 5.** Chapter 10B, \_\_\_\_\_ AH-4 Affordable Housing -4 Residential District Permitted principal uses. Within the AH-4 zoning district the following principal use shall be permitted:

(a) Multi-family, affordable rental dwellings. All dwelling units constructed in the AH-4 Residential District after the effective date of this Ordinance shall be credit-worthy pursuant to the applicable regulations of the New Jersey Council on Affordable Housing or its successor, and shall be deed restricted for occupancy by low- and moderate- income households in accordance with N.J.A.C. 5:80-26.1 et seq., with the exception that one unit may be occupied by an on-site manager/building superintendent and, if so, shall not be required to be a deed restricted affordable unit.

**Section 6.** Chapter 10B, \_\_\_\_\_ Affordable Housing -4 Residential District (AH-4) Permitted accessory uses. Within the AH-4 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 the permitted principal use.

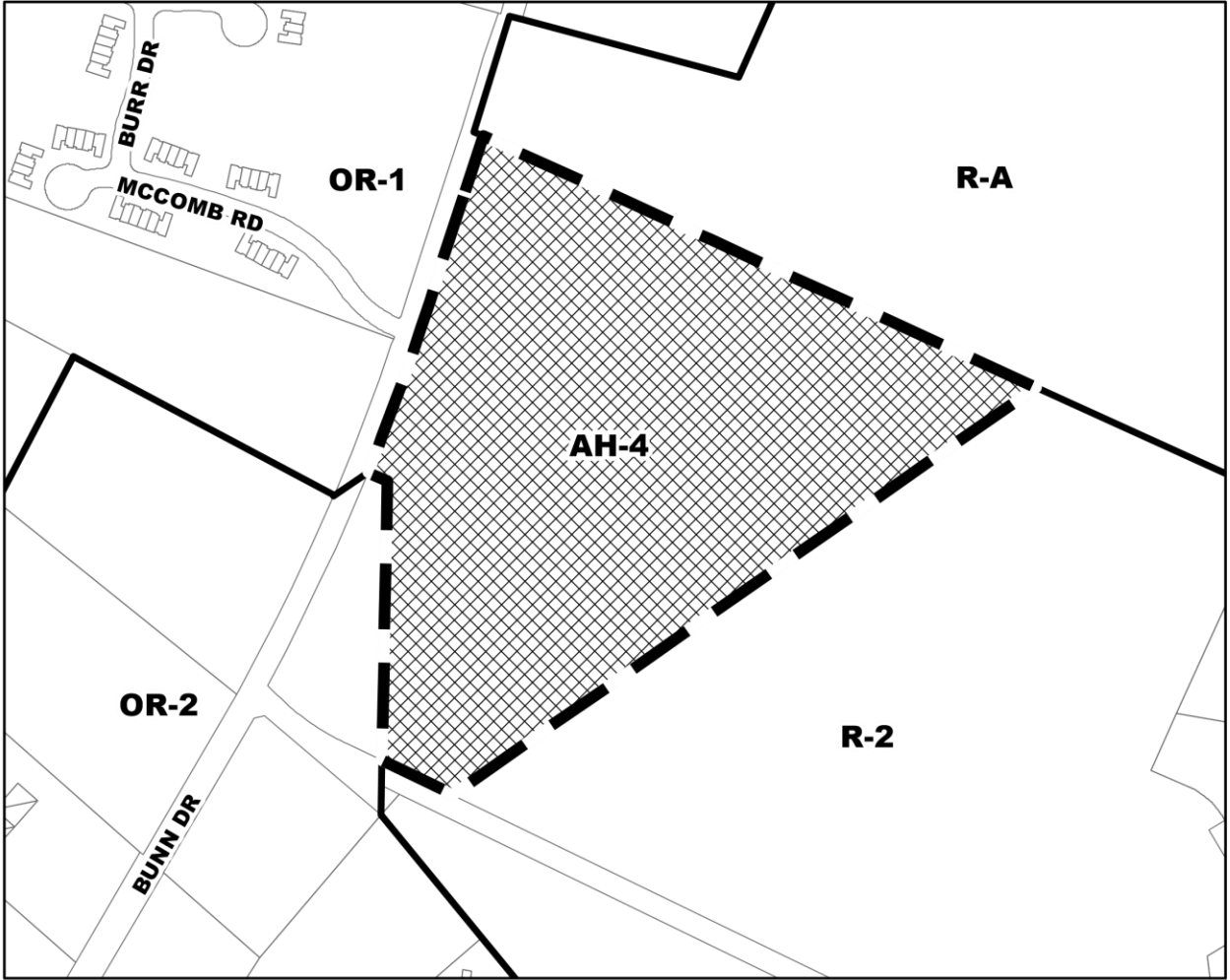
**Section 9.** Chapter 10B, \_\_\_\_\_Affordable Housing -4 Residential District AH-4 Site Development Regulations:

- (a) Minimum lot requirements:
  - (1) Front yard: 50 feet
  - (2) Side yard: 20 feet
  - (3) Rear yard: 60 feet
  - (4) Lot area: N/A
  - (5) Lot depth: N/A
  - (6) Lot Width: N/A
  - (7) Lot Frontage: N/A
- (b) Maximum floor area ratio: 25%
- (c) Maximum building height:
  - (1) 65 feet and six stories.
  - (2) Building elements that constitute or contain mechanical equipment, which are located above the roofline of the building and do not, in the aggregate, exceed 20 percent of the ground floor area of the building, are excluded from the calculation of a building's height.
- (d) Maximum impervious coverage: 65% (Sec. 10B-246.1. "Maximum permitted residential lot impervious coverages" is not applicable to development within the AH-4 district).
- (e) Off-street parking requirements:
  - (1) Minimum number of spaces: 1.5 spaces per dwelling unit
  - (2) Minimum dimensions of a parking space: 9' in width and 18' in depth



- (3) Minimum setback from front yard: 10 feet
- (4) Minimum setback from other yards: 20 feet
- (f) Comprehensive development required. New affordable housing shall be developed in accordance with a single plan that is coordinated with the existing Princeton Community Village development to create a unified residential campus. Subdivision for the purposes of segregating the zone into smaller development tracts is not permitted.
- (g) Pre-Existing Approvals. Nothing in this Ordinance shall negate, invalidate, supersede or modify any pre-existing approvals granted by a board of jurisdiction for any uses, buildings or improvements on the property subject to the AH-4 Residential District.
- (h) The provisions of Chapter 10B, Article X, Section 10B-227A(d) of the Princeton Code shall not apply to affordable housing rental developments in the AH-4 Residential District.
- (i) Grading to accommodate new construction within an affordable housing rental development in the AH-4 Residential District shall not be subject to the provisions of Chapter 10B, Article XI, Section 10B-254.1 of the Princeton Code.
- (j) The provisions of Chapter 10B, Article X, Section 10B-289 of the Princeton Code shall not apply to affordable housing rental developments in the AH-4 Residential District.
- (j) Illumination. Luminaires using light emitting diodes (LED) are permitted.

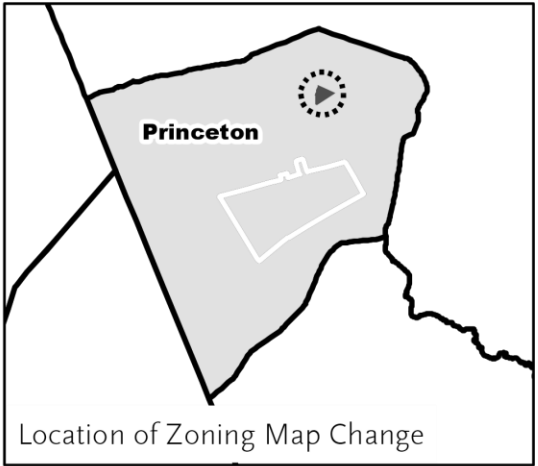
**Section 10.** Ch. 10B-246. Regulations included; schedule. Note (g) is revised and amended to exclude the interfaces between the AH-4 zone and the Thanet Road Redevelopment Area as a determinant in the requirement for increased setbacks within certain non-residential zones as follows:

- (a) (g) One hundred fifty feet at district boundary, **excluding the AH-4 district boundary and the Thanet Road Redevelopment Area**. To the extent that such district boundary coincides with the boundary between the borough and township, it shall not be considered a district boundary for this purpose.



**Legend**

-  Affordable Housing - 4 (AH-4)
-  Existing Zoning Boundaries



Zoning Map Amendment

**Affordable Housing - 4 Zone (AH-4)**

Princeton, Mercer County, NJ

**Clarke Caton Hintz** ● ● ●  
 Architecture  
 Planning  
 Landscape Architecture