

TOWNSHIP OF READINGTON

YOU ARE HEREBY NOTIFIED THAT AN ORDINANCE ENTITLED:

*TOWNSHIP OF READINGTON
COUNTY OF HUNTERDON, STATE OF NEW JERSEY*

*AN ORDINANCE OF THE TOWNSHIP OF READINGTON TO AMEND THE ZONING MAP
AND ARTICLE IV “DISTRICT REGULATIONS” OF CHAPTER 148 “LAND
DEVELOPMENT”, TO CREATE A NEW INCLUSIONARY HOUSING ZONE ALSO KNOWN AS
MULTI-FAMILY AFFORDABLE HOUSING-2 DISTRICT (MFAH-2)*

ORDINANCE #15 - 2020

BE IT ORDAINED by the Township Committee of the Township of Readington, Hunterdon County, New Jersey, that Article IV (District Regulations) is hereby amended to establish the “Multi-Family Affordable Housing-2(MFAH-2) District” as an additional district, to establish a new sub-section, Sec. 148-27.8 to provide zoning requirements and to amend the Zoning Map to provide for said district as follows:

SECTION I. Section 148-11 (Zoning Map) is hereby amended to add the Multi-Family Affordable Housing-2 (MFAH-2) District for Block 81, Lots 2 & 3.

SECTION II. Chapter 148, Article IV of the Code of the Township of Readington entitled “District Regulations” is hereby amended to add the following new section:

Sec. 148-27.8. Multi-Family Affordable Housing-2 (MFAH-2)

A. Applicability

The use, bulk, design and performance standards of the MFAH-2 District constitute an overlay zoning district for the creation of market-rate and affordable housing. The land development rights as articulated herein are contingent upon the availability of public sanitary sewer service to accommodate all development within the zone. In such a case, the standards herein shall supersede the zoning provisions of the Readington Township Land Use Development Ordinance (Chapter 148). However, where the regulations and standards of the MFAH-2 are silent, the standards of Chapter 148 shall apply.

B. Purpose

The MFAH-2 District provides for the development of multifamily residential land uses with a portion of such housing restricted to occupancy by households of very low, low and moderate income. As an inclusionary zone, MFAH-2 provides for a gross density of 14.25 dwelling units per acre and that 25% of the total number of dwelling units developed be available to qualifying households. The MFAH-2 Zone will create no less than 42 affordable dwelling units.

C. Requirement for use of MFAH-2 regulations

Prior to making an application for development pursuant to the regulations herein, a developer shall demonstrate that there is adequate public sanitary sewer capacity to develop all permitted and

required uses within the zone and that such capacity has been allocated to said developer by the body holding authority over such allocations. No development applications will be processed by the Township that fail to comply with this threshold provision prior to application.

D. Permitted Principal Uses.

- (1) Townhouses.
- (2) Multifamily apartments

E. Permitted Accessory Uses.

- (1) Active common recreational facilities for the use and enjoyment of residents and their guests, including, but not limited to pools, tennis courts, tot lots, fitness trails and bikeways. "Sports" lighting (high-mast, high illumination) is not permitted for these facilities.
- (2) Clubhouse, community building, rental/business office and model unit(s) to be converted into residential units.
- (3) Patios.
- (4) Fences and walls as regulated in Article VI.
- (5) Tenant storage, maintenance/superintendent office and/or storage of maintenance equipment.
- (6) Private garages and off-street parking.
- (7) Signs.
- (8) Site Furnishings (seating, trash & recycling enclosures, etc).
- (9) Conservation, open space and public purpose uses.
- (10) Accessory uses on the same lot and customarily incidental to a principal use.
- (11) Stormwater Management, Sanitary Sewer Facilities including treatment and disposal, and other public or private utilities.

F. Tract Requirements

- (1) Minimum Tract Size: The minimum tract size shall be equal to the tract size of Block 81, Lots 2 & 3. All lands within the tract shall be included as part of a development application for development provided for herein. All proposals for land use and development/redevelopment within the tract shall be fully articulated within the development application.
- (2) Maximum permitted density: 14.25 DU/Acre
- (3) Minimum required number of affordable dwelling units: 42

- (4) Maximum building coverage for Tract: 20%.
- (5) Maximum impervious coverage for Tract: 50%.
- (6) Minimum tract boundary setback and buffer: 25 feet
- (7) Minimum building setback from community amenity: 75 feet (not applicable to paths, walks and seating)

G. Area and Yard Requirements for Dwelling Types

(1) Townhouses

- (a) Maximum height: 35 feet and 2 ½ stories
- (b) Maximum garage height: 20 feet and 1 story
- (c) Maximum dwelling units per building: 8
- (d) Minimum lot area: 2,000 square feet
- (e) Minimum lot depth: 110 feet
- (f) Minimum distances for side facade(s):
 - Building to building: 28 feet
 - Building to street: 15 feet
- (g) Minimum distances from front facade to streets:
 - Building to sidewalk: 14 feet
 - Building to curb: 21 feet
- (h) Minimum distance from a garage facade to curb, edge of lane/alley pavement or edge of sidewalk: 20 feet
- (i) Maximum impervious coverage: 90%
- (j) Maximum building coverage: 70%
- (k) Vehicular access required: Rear-loaded from lane or alley; no driveway access is permitted from the front of dwellings

(2) Apartments

- (a) Maximum height: 45 feet and 3 stories
- (b) Maximum dwelling units per building: 30
- (c) Minimum distance between buildings:
 - [1] Front-to-front: 60 feet
 - [2] Front-to-side: 40 feet
 - [3] Side-to-side: 30 feet
 - [4] Rear-to-rear: 40 feet

(d) Minimum setback to sidewalk, street right-of-way, access driveway or parking area: 15 feet

(3) Permitted building encroachments for residential buildings.

(a) Entry steps, covered entries, porches and decks projecting no more than 6 feet from an exterior building wall are permitted to encroach up to 6 feet in a front, rear or side setback.

(b) Bay windows and chimneys projecting no more than 2 feet from an exterior building wall are permitted in a front, rear or side setback.

(4) Community building

(a) Maximum height: 25 feet and 1 ½ stories

(b) Setbacks shall conform to those applicable to apartments

H. Parking and Circulation.

(1) Parking shall be provided, and circulation elements (such as streets and thoroughfares) shall be designed, to comply with the New Jersey Residential Site Improvement Standards (RSIS N.J.A.C. 5:21).

(2) Parking areas and driveways shall be located a minimum of 25 feet from any tract boundary, except where connectivity to adjacent properties or streets is necessary.

(3) All streets, thoroughfares and parking areas shall be owned and maintained by a private entity.

(4) Townhouse units shall utilize rear lanes/alleys for vehicular access to parking.

(5) Townhouses shall provide at least 1 on-site parking space within an enclosed garage located in the rear yard with access from a lane/alley.

(6) Townhouse parking may occur within the driveway leading to a garage, in which case said garage shall be set back no less than 20 feet from curb or between the garage door and a sidewalk, whichever distance is less, to accommodate a car without projecting into the right-of-way.

(7) While off-street parking is preferred, on-street parking may be delineated, calculated and included towards meeting the RSIS requirements. No striping of on-street parking is required.

(8) Off-street parking may be located beneath the ground floor provided:

(a) It is accessible only from the building elevation opposite from street frontage; and

(b) The parking area beneath the building is not visible from a street.

I. Open Space.

(1) Minimum: 25% of the tract area

(2) Permitted open space uses:

- (a) Conservation
- (b) Passive recreation
- (c) Active recreation

(3) The stormwater management and sanitary sewer systems may be located in open space and the land area of any detention or retention basin may be counted toward the minimum open space area requirements.

J. Design Standards. Deviations from these design standards shall be considered exceptions pursuant to the procedure articulated in the New Jersey Municipal Land Use Law (MLUL) at NJSA 40:55D-51.

(1) Building Design. The purpose of these building design standards is to ensure that the design of townhouse and apartment buildings promotes a desirable visual and spatial environment.

(a) Design standards applicable to all buildings:

[1] Buildings shall have a gable or hipped roof.

[2] Principal roof eaves shall project at least one foot beyond the building facade or a supporting column. Secondary roof eaves (i.e., balconies, porches and patios) shall project at least one foot.

[3] Primary roofs shall have a minimum pitch of 6/12.

[4] Secondary roofs may have a pitch below 4/12.

[5] Within each front building elevation, the maximum ratio of windows to wall shall be 25% window to 75% wall.

[6] Balconies and patios shall be designed as integral subcomponents of the building facade.

[7] Cantilevered balconies are not permitted.

(b) Townhouse Standards.

[1] Townhouse buildings shall be designed to create a unified architectural theme, in terms of design, composition, color, materials and elements. Variety among dwelling units should be expressed through the manipulation of common elements such as porches, roofs, bays, eyebrows, trim, accents, etc. that create interest without creating disparate architectural approaches among units or buildings.

[2] Each building shall contain, at a minimum, one end unit model and one interior model. Each base model type home in any block shall have at least two alternative front elevations containing different design features, including, but not limited to, the following:

Porches
Porticos
Columns
Dormers
Accent windows
Door color

[3] Materials, finishes and colors shall be unified among all townhouses.

[4] Finished first floor shall be a minimum of 18 inches above the front sidewalk elevation, but shall not exceed 60 inches.

[5] Townhouse unit facades facing streets (not lanes or alleys) shall be offset from each other by at least 2 feet (projection or recess) between units.

(c) Apartment Standards.

[1] Buildings shall be designed to create a unified architectural theme, in terms of design, composition, color, materials and elements.

[2] Storage. For each apartment, in addition to any storage areas contained within the unit, there shall be provided 200 cubic feet of storage in a conveniently accessible area, either within the apartment building or in a separate building where belongings can be kept locked and separated from the belongings of other occupants.

(2) Lighting.

(a) General. All outdoor lighting should be coordinated as to style, material and color.

Lighting throughout the site should overlap, creating an even level of illumination throughout the parking area. All exterior lighting shall be designed, located, installed and directed in such a manner as to prevent objectionable light at and across the property lines and to prevent glare at any location on or off the property. LED fixtures are required for energy efficiency and uniform illumination.

(b) Parking lots shall be illuminated with an average of no less than two tenths (0.2) foot-candle. The ratio between maximum foot-candles and average foot-candles shall be no greater than 20 to 1.

(c) Illumination at property lines shall not exceed one-tenth (0.1) foot-candle, excluding streets or driveways.

(d) Lighting shall be provided by fixtures in parking lots with a mounting height not more than 16 feet measured from the ground level to the center line of the light source and

lighting fixtures no to exceed twelve (12) feet in height shall be provided for pedestrian walkways and residential areas outside of parking lots.

(e) Fixtures for illumination shall be full cutoff luminaires.

(3) Signs

(a) Neighborhood Identification: There may be a maximum of 1 permanent freestanding neighborhood identification sign located at the entrance to the community. Neighborhood identification signs shall be set back at least 3 feet from any property line, shall not exceed 60 square feet in sign area and shall not exceed 5 feet in height. Neighborhood identification signs may be mounted on brick or masonry walls or buildings.

(b) Community/Recreation/Clubhouse Building: The community/recreation/clubhouse building may have 1 wall identification sign. The permanent wall identification sign shall not exceed 20 square feet in sign area.

(c) Directional Signs: Up to 2 directional signs shall be allowed on each driveway frontage from which vehicular access is derived. A directional sign shall not exceed 6 square feet in sign area and shall not exceed 6 feet in height. A directional sign shall be set back from any lot line by at least 3 feet.

(d) Residential Building Identification: Each residential building may have up to 2 attached identification signs. The maximum sign area of each shall not exceed 6 square feet. Such signs shall be appropriately integrated within the architecture of the buildings.

(4) Open Space

(a) Open spaces shall be planted with double rows of shade trees along thoroughfare frontages.

(b) A detailed site plan for open spaces shall be submitted for review and approval.

(c) Common open space shall be provided, and shall include at a minimum:

[1] Children's play area

[2] Community building, which may include, but is not limited to, a clubhouse, leasing office, and model, of which a minimum of 2,500 square feet

[3] Central open space for passive uses.

(d) Stormwater facilities shall not impede function of open space.

K. Affordable Housing.

(1) Minimum required number of affordable dwelling units: 42

(2) Minimum percentage of affordable dwellings: 25% of the total number of dwelling units.

- (3) Affordable dwelling units shall be constructed and sold or 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.
- (4) Affordable dwelling unit household income breakdown:
 - (a) At least 13% of the affordable units shall be affordable to very low income (VLI) households at 30% of the median income;
 - (b) 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
 - (c) The balance of units permitted at moderate income up shall not exceed maximum of 50% of all affordable units.
- (5) 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.
- (6) 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.
- (7) The Township designated Affordable Housing Administrator 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.

SECTION III. The sections, subsections and provisions of this Ordinance may be renumbered as necessary or practical for codification purposes.

SECTION IV. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency,

SECTION V. If any provisions of any article, section, subsection, paragraph, subdivision or clause of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such ordinance or judgment shall not affect, impair or invalidate the remainder of any such article, subsection, paragraph, subdivision or clause and, to this end, the provisions of this ordinance are declared to be severable.

SECTION VI. This ordinance shall take effect immediately upon final passage and publication in accordance with the law and upon filing with the Hunterdon County Planning Board.

A TRUE COPY OF WHICH ORDINANCE IS PRINTED ABOVE WAS INTRODUCED AT THE MEETING OF THE TOWNSHIP COMMITTEE ON **APRIL 6, 2020** AND THAT IT IS THE INTENTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON TO CONSIDER PASSAGE OF SAID ORDINANCE AT THE REGULAR MEETING OF THE TOWNSHIP COMMITTEE TO BE HELD AT THE MUNICIPAL BUILDING, 509 ROUTE 523, WHITEHOUSE STATION, NEW JERSEY, ON **MAY 4, 2020** AT 7:45 P.M. AT WHICH TIME AND PLACE, OR AT ANY TIME OR PLACE TO WHICH THE MEETING SHALL BE FROM TIME TO TIME ADJOURNED AN OPPORTUNITY WILL BE GIVEN TO ALL PERSONS WHO MAY BE INTERESTED THEREIN TO BE HEARD CONCERNING SAID ORDINANCE.

VITA MEKOVETZ, *RMC/MMC/QPA*
MUNICIPAL CLERK/ADMINISTRATOR