

DRAFT

ORDINANCE NO. 2025-___

**AN ORDINANCE OF THE MUNICIPALITY
OF PRINCETON AMENDING CHAPTER
B17A ENTITLED “LAND USE AND
ZONING” OF THE MUNICIPALITY OF
PRINCETON BY CREATING THE
AFFORDABLE HOUSING OVERLAY
DISTRICT-8 (AHO-8) IN FURTHERANCE
OF THE FAIR HOUSING ACT**

BE IT ORDAINED by the Mayor and Council of the Municipality of Princeton as follows:

WHEREAS, the Planning Board of the Municipality of Princeton adopted a Housing Element and Fair Share Plan of the Master Plan on June 25, 2025, that addresses the municipality’s affordable housing obligations in a manner which will promote the public, health and general welfare; and

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-62a requires substantial consistency of the provisions regulating zoning and land use with the adopted Land Use Plan Element; and

WHEREAS, the Municipality of Princeton, as a municipality in the State of New Jersey, hereby declares that, pursuant to the purposes of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-2, the Ordinance promotes the public health, safety, morals, and general welfare and advances the Municipality’s efforts to meet its constitutional obligation to provide its fair share of very low, low and moderate income housing; and

WHEREAS, the Mayor and Council of Princeton formally refers this Ordinance to the Planning Board for examination, discussion, and recommendations in accordance with N.J.S.A. 40:55D-26; and

WHEREAS, the adoption of this Ordinance was appropriately noticed pursuant to Municipal Land Use Law at N.J.S.A. 40:55D-15 and in accordance with N.J.S.A.40:55D-62.1.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of Princeton of the Municipality of Princeton, County of Mercer, and State of New Jersey, as follows:

Section 1. §B17A-201, Definitions, is hereby amended to modify or add the following definitions:

DWELLING, ATTACHED - means a one-family dwelling unit in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls.

STACKED TOWNHOUSE – See Dwelling, Stacked Attached

TOWNHOUSE – See Dwelling, Attached

Section 2. §B17A-202(i), Affordable Housing Districts, is hereby revised by adding the following zoning district:

(7) AHO-8 Affordable Housing Overlay District 8.

Section 3. §B17A-4, District Map, is hereby modified to apply the following zoning district to the block and lots as indicated on the tax assessment maps of the Municipality of Princeton, as follows:

Block(s)	Lot(s)	Address	Existing District	New District
32.01	214	344 Nassau St.	AHO-2	AHO-8
34.01	14	342 Nassau St.	AHO-2	AHO-8
34.01	32	338 Nassau St.	AHO-2	AHO-8
52.01	67	341 Nassau St.	AHO-2	AHO-8
53.01	80	343-345 Nassau St.	AHO-2	AHO-8

Section 4. §B17A-458, Affordable Housing District 8 (AHO-8) District, hereby replaces §B17A-458, Reserved, as follows:

§ B17A-458. Affordable Housing District 8 (AHO-8)

A. Purpose. The purpose of the AHO-8 zoning district 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-8 zone is established to encourage redevelopment consisting of upper-story multiple dwellings with an affordable housing set- aside, along with ground-level retail, service, commercial and office uses.

- B. Permitted Uses. In Affordable Housing Overlay - 8, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
- (1) Multiple dwellings above the ground floor or street level.
 - (2) Townhouses (dwelling, attached).
 - (3) Stacked townhouses.
 - (4) Combinations of multiple dwellings, townhouses and stacked townhouses.
 - (5) Retail sales and services, offices and restaurants located on the ground floor or street level, provided the establishment faces on Nassau Street.
 - (6) Municipal use.
- C. Accessory Uses Permitted. Any of the following uses shall be permitted when used in conjunction with a principal use:
- (1) Residential management office.
 - (2) Common rooms/areas, including for meetings, recreation, laundry and storage.
 - (3) Communications infrastructure.
 - (4) Maintenance facility.
 - (5) Maintenance and storage.
 - (6) Off-street parking and loading.
 - (7) Street/site furnishings.
 - (8) Home occupations.
 - (9) Off-street surface parking and private residential garages.
 - (10) Fences and walls.
 - (11) Landscape amenities and open space.
 - (12) Pedestrian circulation elements.

- (13) Signs.
 - (14) Storm water management facilities and other utilities
 - (15) Other customary uses which are clearly incidental and subordinate to a permitted principal use on the same lot.
- D. Required Income Restriction. In any AHO-8 district, at least twenty percent (20%) of the total number of dwellings shall be affordable to very low, low and moderate income households for for-sale dwellings and fifteen percent (15%) for rental dwellings. Affordable units shall be restricted, regulated and administered consistent with the Municipality's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), including the Fair Housing Act's definition of very low-income households and all other provisions of the Municipality's Affordable Housing Ordinance (§T10B-332).
- E. AHO-8 Site Development Regulations. The following site development regulations shall apply to all lots and buildings:
- (1) Minimum yard requirements:
 - (a) Front yard: five (5) feet, or no less than three (3) feet more than the existing front yard setback of an adjacent building in the Jugtown Historic Overlay District on Nassau Street, whichever is greater.
 - (b) Side yard: five (5) feet, except where the side yards facing public streets of corner lots where the primary frontage is Harrison Street, the minimum side yard shall be five (5) feet; or, at least three (3) feet greater than the existing side yard depth of an existing building on the lot, whichever is greater.
 - (c) Rear yard: five (5) feet.
 - (2) Minimum landscape buffer to residential zones: 15 feet.
 - (3) Exemptions from setback standards: the minimum and maximum front, side, and rear yard setback standards do not apply to street-fronting buildings required to be retained in the AHO-8 Overlay District.
 - (4) Maximum impervious coverage: 80%.
 - (5) Maximum building height and roof requirement. A pitched roof shall be required; consequently flat roofs shall not be permitted.. The maximum building height shall be three (3) stories, not to exceed thirty-five (35) feet. The spring point of such pitched roof shall be no greater than five feet above the finished floor level of the third floor.

- (6) Street-fronting buildings: Retention of the street-fronting buildings in existence as of July 13, 2020 (the date of adoption of Ordinance 2020-17 that established the AHO-2 Overlay Zone) is required and no new construction is permitted on top of these existing buildings: Block 32.01, Lot 214 (344 Nassau Street), Block 34.01, Lot 14 (342 Nassau Street), Block 34.01, Lot 32 (338 Nassau Street); Block 52.01, Lot 67 (341 Nassau Street); and Block 53.01, Lot 80 (343-345 Nassau Street).
- F. Off-street parking.
 - (1) Residential uses:
 - (a) Up to five dwelling units, inclusive of existing and new: no off-street parking is required.
 - (b) 1.1 off-street parking spaces shall be provided for each new dwelling unit in excess of five dwelling units.
 - (c) On-street parking credit. Off-street parking requirements shall be reduced by the number of new on-street parking spaces created.
 - (2) Non-residential uses, one space for each 400 sf. of retail sales and services; one space for each 300 sf. of office space; and one space for each five seats in a restaurant.
- G. Lighting. Illumination of sites and buildings shall be regulated pursuant to §B17A-365.1 Lighting.
- H. Signs. Signs shall be regulated pursuant to §B17A-368, Accessory Signs-Permitted, in business districts.

Section 4. Repealer. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 5. Interpretation. If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provision which imposes the greater restriction or limitation shall control.

Section 6. Severability. If any section, part of any section, or clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this Ordinance. The Municipality Council of the Municipality of Princeton declares that it would have passed the Ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section 7. Effective Date. This Ordinance shall take effect immediately upon passage, transmittal to the Mercer County Planning Board, and publication according to law.

NOTICE

NOTICE IS HEREBY GIVEN that the above Ordinance was introduced and passed on first reading at the Council Meeting of the Mayor and Council of the Municipality of Princeton in the County of Mercer, State of New Jersey held on _____, 2025 and will be considered for final passage and adoption at the Council Meeting scheduled for _____, 2025 at 7:30 p.m. at 400 Witherspoon Street, Princeton, New Jersey. Any person interested in this matter will be given an opportunity to be heard at that meeting. A copy of this Ordinance may be obtained at no cost by any member of the general public upon request at the municipal building during business hours.

DRAFT

ORDINANCE NO. 2025-___

**AN ORDINANCE OF THE MUNICIPALITY
OF PRINCETON AMENDING CHAPTER
B17A ENTITLED “LAND USE AND
ZONING” OF THE MUNICIPALITY OF
PRINCETON BY CREATING THE
AFFORDABLE HOUSING DISTRICT-8
(AH-8) IN FURTHERANCE OF THE FAIR
HOUSING ACT**

BE IT ORDAINED by the Mayor and Council of the Municipality of Princeton as follows:

WHEREAS, the Planning Board of the Municipality of Princeton adopted a Housing Element and Fair Share Plan of the Master Plan on June 25, 2025, that addresses the municipality’s affordable housing obligations in a manner which will promote the public, health and general welfare; and

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-62a requires substantial consistency of the provisions regulating zoning and land use with the adopted Land Use Plan Element; and

WHEREAS, the Municipality of Princeton, as a municipality in the State of New Jersey, hereby declares that, pursuant to the purposes of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-2, the Ordinance promotes the public health, safety, morals, and general welfare and advances the Municipality’s efforts to meet its constitutional obligation to provide its fair share of very low, low and moderate income housing; and

WHEREAS, the Mayor and Council of Princeton formally refers this Ordinance to the Planning Board for examination, discussion, and recommendations in accordance with N.J.S.A. 40:55D-26; and

WHEREAS, the adoption of this Ordinance was appropriately noticed pursuant to Municipal Land Use Law at N.J.S.A. 40:55D-15 and in accordance with N.J.S.A. 40:55D-62.1.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of Princeton of the Municipality of Princeton, County of Mercer, and State of New Jersey, as follows:

Section 1. §B17A-202(i), Affordable Housing Districts, is hereby revised by adding the following zoning district:

(9) AH-8 Affordable Housing District 8.

Section 2. §B17A-4, District Map, is hereby modified to apply the following zoning district to the block and lots as indicated on the tax assessment maps of the Municipality of Princeton, as follows:

Block(s)	Lot(s)	Address	Existing District	New District
24.01	3	145 Witherspoon St.	RBB	AH-8

Section 3. §B17A-459, Affordable Housing District 8 (AH-8) District, hereby replaces §B17A-459, Reserved, as follows:

§ B17A-459. Affordable Housing District 8 (AH-8)

- A. Purpose. The purpose of the AH-8 zoning district 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-8 zone is established to encourage redevelopment consisting of multiple dwellings with an affordable housing set-aside, along with ground-level retail, service, commercial and office uses.
- B. Permitted Uses. In Affordable Housing District 8, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
 - (1) Multiple dwellings above the ground floor, street level, or behind retail sales and services, offices and restaurants located on the ground floor or str.
 - (2) Retail sales and services, offices and restaurants located on the ground floor or street level.
 - (3) Municipal use.

- C. Accessory Uses Permitted. Any of the following uses shall be permitted when used in conjunction with a principal use:
- (1) Residential management office.
 - (2) Common rooms/areas, including for meetings, recreation, laundry and storage.
 - (3) Communications infrastructure.
 - (4) Maintenance facility.
 - (5) Maintenance and storage.
 - (6) Off-street parking and loading.
 - (7) Street/site furnishings.
 - (8) Home occupations.
 - (9) Off-street surface parking and private residential garages.
 - (10) Fences and walls.
 - (11) Landscape amenities and open space.
 - (12) Pedestrian circulation elements.
 - (13) Signs.
 - (14) Storm water management facilities and other utilities
 - (15) Other customary uses which are clearly incidental and subordinate to a permitted principal use on the same lot.
- D. Required Income Restriction. In any AH-8 district, at least twenty percent (20%) of the total number of dwellings shall be affordable to very low, low and moderate income households, but in no instance shall the number of such affordable dwelling units be less than five (5). Affordable units shall be restricted, regulated and administered consistent with the Municipality's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), including the Fair Housing Act's definition of very low-income households and all other provisions of the Municipality's Affordable Housing Ordinance (§T10B-332).
- E. AH-8 Site Development Regulations. The following site development regulations shall apply to all lots and buildings:
- (1) Minimum yard requirements:

- (a) Front yard: zero (0) feet.
 - (b) Side yard: three (3) feet.
 - (c) Rear yard: fifteen (15) feet.
 - (2) Maximum front yard setback: ten (10) feet.
 - (3) Maximum impervious coverage: ninety percent (90%).
 - (4) Building height: Maximum height is four (4) stories and not to exceed fifty (50) feet.
 - (5) Maximum number of buildings: Multiple buildings per lot are permitted.
 - (6) Maximum number of dwellings shall not exceed twenty-five (25) units in the AH-8 district.
- F. Off-street parking.
- (1) Residential uses:
 - (a) Up to five dwelling units, inclusive of existing and new: no off-street parking is required.
 - (b) 0.6 off-street parking space shall be provided for each dwelling.
 - (c) On-street parking credit. Off-street parking requirements shall be reduced by the number of new on-street parking spaces created.
 - (2) Non-residential uses: no off-street parking required.
- G. Lighting. Illumination of sites and buildings shall be regulated pursuant to §B17A-365.1 Lighting.
- H. Signs. Signs shall be regulated pursuant to §B17A-368, Accessory Signs-Permitted, in business districts.

Section 4. Repealer. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 5. Interpretation. If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provision which imposes the greater restriction or limitation shall control.

Section 6. Severability. If any section, part of any section, or clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this Ordinance. The Municipality Council of the Municipality

of Princeton declares that it would have passed the Ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section 7. Effective Date. This Ordinance shall take effect immediately upon passage, transmittal to the Mercer County Planning Board, and publication according to law.

NOTICE

NOTICE IS HEREBY GIVEN that the above Ordinance was introduced and passed on first reading at the Council Meeting of the Mayor and Council of the Municipality of Princeton in the County of Mercer, State of New Jersey held on _____, 2025 and will be considered for final passage and adoption at the Council Meeting scheduled for _____, 2025 at 7:30 p.m. at 400 Witherspoon Street, Princeton, New Jersey. Any person interested in this matter will be given an opportunity to be heard at that meeting. A copy of this Ordinance may be obtained at no cost by any member of the general public upon request at the municipal building during business hours.

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ORDINANCE NO. 2025-___

**AN ORDINANCE OF THE MUNICIPALITY
OF PRINCETON AMENDING CHAPTER
B17A ENTITLED “LAND USE AND
ZONING” OF THE MUNICIPALITY OF
PRINCETON BY CREATING THE
AFFORDABLE HOUSING DISTRICT 9
(AH-9) IN FURTHERANCE OF THE FAIR
HOUSING ACT**

BE IT ORDAINED by the Mayor and Council of the Municipality of Princeton as follows:

WHEREAS, the Planning Board of the Municipality of Princeton adopted a Housing Element and Fair Share Plan of the Master Plan on June 25, 2025, that addresses the municipality’s affordable housing obligations in a manner which will promote the public, health and general welfare; and

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-62a requires substantial consistency of the provisions regulating zoning and land use with the adopted Land Use Plan Element; and

WHEREAS, the Municipality of Princeton, as a municipality in the State of New Jersey, hereby declares that, pursuant to the purposes of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-2, the Ordinance promotes the public health, safety, morals, and general welfare and advances the Municipality’s efforts to meet its constitutional obligation to provide its fair share of very low, low and moderate income housing; and

WHEREAS, the Mayor and Council of Princeton formally refers this Ordinance to the Planning Board for examination, discussion, and recommendations in accordance with N.J.S.A. 40:55D-26; and

WHEREAS, the adoption of this Ordinance was appropriately noticed pursuant to Municipal Land Use Law at N.J.S.A. 40:55D-15 and in accordance with N.J.S.A.40:55D-62.1.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of Princeton of the Municipality of Princeton, County of Mercer, and State of New Jersey, as follows:

Section 1. §B17A-202(i), Affordable Housing Districts, is hereby revised by adding the following zoning district:

(10) AH-9 Affordable Housing District 9.

Section 2. §B17A-4, District Map, is hereby modified to apply the following zoning district to the block and lots as indicated on the tax assessment maps of the Municipality of Princeton, as follows:

Block(s)	Lot(s)	Address	Existing District	New District
32.01	1, 173, 213, and 221-223	354-360 Nassau St. 11 N. Harrison St.	NBB, RO-B, AHO-2	AH-9

Section 3. §B17A-460, Affordable Housing District 9 (AH-9) District, hereby replaces §B17A-460, Reserved, as follows:

§ B17A-460. Affordable Housing District 9 (AH-9)

- A. Purpose. The purpose of the AH-9 zoning district 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-9 zone is established to encourage redevelopment consisting of upper-story multiple dwellings with an affordable housing set- aside, along with ground-level retail, service, commercial and office uses.
- B. Permitted Uses. In Affordable Housing District 9, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
 - (1) Multiple dwellings above the ground floor or street level in street-fronting buildings; or, behind retail sales and services, offices and restaurants located on the ground floor in street-fronting locations.
 - (2) Retail sales and services, offices and restaurants located on the ground floor in street-fronting locations.

- (3) Municipal use.
- C. Accessory Uses Permitted. Any of the following uses shall be permitted when used in conjunction with a principal use:
- (1) Residential management office.
 - (2) Common rooms/areas, including for meetings, recreation, laundry and storage.
 - (3) Communications infrastructure.
 - (4) Maintenance facility.
 - (5) Maintenance and storage.
 - (6) Off-street parking, including parking garage and structured parking, and loading.
 - (7) Street/site furnishings.
 - (8) Home occupations.
 - (9) Off-street surface parking and private residential garages.
 - (10) Fences and walls.
 - (11) Landscape amenities and open space.
 - (12) Pedestrian circulation elements.
 - (13) Signs.
 - (14) Storm water management facilities and other utilities.
 - (15) Other customary uses which are clearly incidental and subordinate to a permitted principal use on the same lot.
- D. Required Income Restriction. In any AH-9 district, at least twenty percent (20%) of the total number of dwellings shall be affordable to very low, low and moderate income households, but in no instance shall the number of such affordable dwellings be less than twenty-six (26). Affordable units shall be restricted, regulated and administered consistent with the Municipality's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), including the Fair Housing Act's definition of very low-income households and all other provisions of the Municipality's Affordable Housing Ordinance (§T10B-332).
- E. AH-9 Site Development Regulations. The following site development regulations shall apply to all lots and buildings:

- (1) Minimum yard requirements:
 - (a) Front yard: zero (0) feet.
 - (b) Side yard: five (5) feet except when adjacent to Block 32.01, Lot 215 where the side yard shall be not less than ten (10) feet.
 - (c) Rear yard: fifteen (15) feet.
 - (d) Maximum front yard setback: ten (10) feet.
 - (2) Maximum impervious coverage: ninety percent (90%).
 - (3) Building height shall not exceed five (5) stories, not to exceed sixty (60) feet in height.
 - (4) Maximum number of buildings: Multiple buildings per lot are permitted.
 - (5) Maximum number of dwellings shall not exceed one hundred thirty (130) units in the AH-9 district.
- F. Off-street parking for vehicles and bicycles.
- (1) Vehicle parking for residential uses. 0.8.25 off-street parking spaces shall be provided for each dwelling.
 - (2) Vehicle parking for non-residential uses. One space for each 400 sf. of retail sales and services; one space for each 300 sf. of office space; and one space for each five seats in a restaurant.
 - (3) Bicycle parking shall be provided in accordance with §T10B-282.2.
- G. Minimum landscape buffers to residential zones: fifteen (15) feet in width.
- H. Lighting. Illumination of sites and buildings shall be regulated pursuant to §B17A-365.1 Lighting.
- I. Signs. Signs shall be regulated pursuant to §B17A-368, Accessory Signs-Permitted in business districts.

Section 4. Repealer. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 5. Interpretation. If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provision which imposes the greater restriction or limitation shall control.

Section 6. Severability. If any section, part of any section, or clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not

affect the remaining provisions of this Ordinance. The Municipality Council of the Municipality of Princeton declares that it would have passed the Ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section 7. Effective Date. This Ordinance shall take effect immediately upon passage, transmittal to the Mercer County Planning Board, and publication according to law.

NOTICE

NOTICE IS HEREBY GIVEN that the above Ordinance was introduced and passed on first reading at the Council Meeting of the Mayor and Council of the Municipality of Princeton in the County of Mercer, State of New Jersey held on _____, 2025 and will be considered for final passage and adoption at the Council Meeting scheduled for _____, 2025 at 7:30 p.m. at 400 Witherspoon Street, Princeton, New Jersey. Any person interested in this matter will be given an opportunity to be heard at that meeting. A copy of this Ordinance may be obtained at no cost by any member of the general public upon request at the municipal building during business hours.

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ORDINANCE NO. 2025-___

**AN ORDINANCE OF THE MUNICIPALITY
OF PRINCETON AMENDING CHAPTER
B17A ENTITLED “LAND USE AND
ZONING” OF THE MUNICIPALITY OF
PRINCETON BY CREATING THE
AFFORDABLE HOUSING DISTRICT 10
(AH-10) IN FURTHERANCE OF THE FAIR
HOUSING ACT**

BE IT ORDAINED by the Mayor and Council of the Municipality of Princeton as follows:

WHEREAS, the Planning Board of the Municipality of Princeton adopted a Housing Element and Fair Share Plan of the Master Plan on June 25, 2025, that addresses the municipality’s affordable housing obligations in a manner which will promote the public, health and general welfare; and

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-62a requires substantial consistency of the provisions regulating zoning and land use with the adopted Land Use Plan Element; and

WHEREAS, the Municipality of Princeton, as a municipality in the State of New Jersey, hereby declares that, pursuant to the purposes of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-2, the Ordinance promotes the public health, safety, morals, and general welfare and advances the Municipality’s efforts to meet its constitutional obligation to provide its fair share of very low, low and moderate income housing; and

WHEREAS, the Mayor and Council of Princeton formally refers this Ordinance to the Planning Board for examination, discussion, and recommendations in accordance with N.J.S.A. 40:55D-26; and

WHEREAS, the adoption of this Ordinance was appropriately noticed pursuant to Municipal Land Use Law at N.J.S.A. 40:55D-15 and in accordance with N.J.S.A. 40:55D-62.1.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of Princeton of the Municipality of Princeton, County of Mercer, and State of New Jersey, as follows:

Section 1. §B17A-202(i), Affordable Housing Districts, is hereby revised by adding the following zoning district:

(11) AH-10 Affordable Housing District 10.

Section 2. §B17A-4, District Map, is hereby modified to apply the following zoning district to the block and lots as indicated on the tax assessment maps of the Municipality of Princeton, as follows:

Block(s)	Lot(s)	Address	Existing Districts	New District
48.01	5, 18	245-247 Nassau St.	SBB, AHO-1	AH-10

Section 3. §B17A-461, Affordable Housing District 10 (AH-10) District, hereby replaces §B17A-461, Reserved, as follows:

§ B17A-461. Affordable Housing District 10 (AH-10)

- A. Purpose. The purpose of the AH-10 zoning district 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-10 zone is established to encourage redevelopment consisting of upper-story multiple dwellings with an affordable housing set- aside, along with ground-level retail, service, commercial and office uses.
- B. Permitted Uses. In Affordable Housing District 10, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
- (1) Multiple dwellings.
 - (2) Retail sales and services, offices and restaurants located on the ground floor or street level, not to exceed, in total, 3,300 sf. of net leasable floor area.
 - (3) Municipal use.

- C. Accessory Uses Permitted. Any of the following uses shall be permitted when used in conjunction with a principal use:
- (1) Residential management office.
 - (2) Common rooms/areas, including for meetings, recreation, laundry and storage.
 - (3) Communications infrastructure.
 - (4) Maintenance facility.
 - (5) Maintenance and storage.
 - (6) Off-street parking and loading.
 - (7) Street/site furnishings.
 - (8) Home occupations.
 - (9) Off-street surface parking and private residential garages.
 - (10) Fences and walls.
 - (11) Landscape amenities and open space.
 - (12) Pedestrian circulation elements.
 - (13) Signs.
 - (14) Storm water management facilities and other utilities.
 - (15) Other customary uses which are clearly incidental and subordinate to a permitted principal use on the same lot.
- D. Required Income Restriction. In any AH-10 district, at least twenty percent (20%) of the total number of dwellings shall be affordable to very low, low and moderate income households, but in no instance shall the number of such affordable dwellings be less than eighteen (18). Affordable units shall be restricted, regulated and administered consistent with the Municipality's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), including the Fair Housing Act's definition of very low-income households and all other provisions of the Municipality's Affordable Housing Ordinance (§T10B-332).
- E. AH-10 Site Development Regulations. The following site development regulations shall apply to all lots and buildings:
- (1) Minimum yard requirements:

- (a) Front yard: zero (0) feet.
 - (b) Side yard: zero (0) feet.
 - (c) Rear yard: ten (10) feet.
 - (d) Maximum front yard setback: fifteen (15) feet.
- (2) Maximum impervious coverage: ninety percent (90%).
- (3) Building height shall not exceed five (5) stories, not to exceed sixty-five (65) feet in height.
- (4) Maximum number of dwelling units shall not exceed ninety (90) units in the AH-10 district.
- (5) Maximum number of buildings: Multiple buildings per lot are permitted.
- (6) Off-street vehicular and bicycle parking.
 - (a) Vehicle parking for residential uses. 0.825 off-street parking spaces shall be provided for each dwelling.
 - (b) Vehicle parking for non-residential uses. No off-street parking spaces shall be required.
 - (c) Bicycle parking shall be provided in accordance with §T10B-282.2.
- F. Lighting. Illumination of sites and buildings shall be regulated pursuant to §B17A-365.1 Lighting.
- G. Signs. Signs shall be regulated pursuant to §B17A-367, Accessory Signs-Permitted in all districts.

Section 4. Repealer. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 5. Interpretation. If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provision which imposes the greater restriction or limitation shall control.

Section 6. Severability. If any section, part of any section, or clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this Ordinance. The Municipality Council of the Municipality of Princeton declares that it would have passed the Ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section 7. Effective Date. This Ordinance shall take effect immediately upon passage, transmittal to the Mercer County Planning Board, and publication according to law.

NOTICE

NOTICE IS HEREBY GIVEN that the above Ordinance was introduced and passed on first reading at the Council Meeting of the Mayor and Council of the Municipality of Princeton in the County of Mercer, State of New Jersey held on _____, 2025 and will be considered for final passage and adoption at the Council Meeting scheduled for _____, 2025 at 7:30 p.m. at 400 Witherspoon Street, Princeton, New Jersey. Any person interested in this matter will be given an opportunity to be heard at that meeting. A copy of this Ordinance may be obtained at no cost by any member of the general public upon request at the municipal building during business hours.

DRAFT

ORDINANCE NO. 2025-___

**AN ORDINANCE OF THE MUNICIPALITY
OF PRINCETON AMENDING CHAPTER
B17A ENTITLED “LAND USE AND
ZONING” OF THE MUNICIPALITY OF
PRINCETON BY CREATING THE
AFFORDABLE HOUSING DISTRICT 11
(AH-11) IN FURTHERANCE OF THE FAIR
HOUSING ACT**

BE IT ORDAINED by the Mayor and Council of the Municipality of Princeton as follows:

WHEREAS, the Planning Board of the Municipality of Princeton adopted a Housing Element and Fair Share Plan of the Master Plan on June 25, 2025, that addresses the municipality’s affordable housing obligations in a manner which will promote the public, health and general welfare; and

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-62a requires substantial consistency of the provisions regulating zoning and land use with the adopted Land Use Plan Element; and

WHEREAS, the Municipality of Princeton, as a municipality in the State of New Jersey, hereby declares that, pursuant to the purposes of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-2, the Ordinance promotes the public health, safety, morals, and general welfare and advances the Municipality’s efforts to meet its constitutional obligation to provide its fair share of very low, low and moderate income housing; and

WHEREAS, the Mayor and Council of Princeton formally refers this Ordinance to the Planning Board for examination, discussion, and recommendations in accordance with N.J.S.A. 40:55D-26; and

WHEREAS, the adoption of this Ordinance was appropriately noticed pursuant to Municipal Land Use Law at N.J.S.A. 40:55D-15 and in accordance with N.J.S.A. 40:55D-62.1.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of Princeton of the Municipality of Princeton, County of Mercer, and State of New Jersey, as follows:

Section 1. §B17A-202(i), Affordable Housing Districts, is hereby revised by adding the following zoning district:

(12) AH-11 Affordable Housing District 11.

Section 2. §B17A-4, District Map, is hereby modified to apply the following zoning district to the block and lots as indicated on the tax assessment maps of the Municipality of Princeton, as follows:

Block(s)	Lot(s)	Address	Existing Districts	New District
27.02	47, 49	40-42 Tulane St. 32 Spring St.	CB-B, R-4B and AHO-1	AH-11

Section 3. §B17A-462, Affordable Housing District 11 (AH-11) District, hereby replaces §B17A-462, Reserved, as follows:

§ B17A-462. Affordable Housing District 11 (AH-11)

- A. Purpose. The purpose of the AH-11 zoning district is to redevelop commercial land for multi-family housing in furtherance of the Municipality's goals and objectives for affordable housing as set forth in the Master Plan.
- B. Permitted Uses. In the AH-11 Affordable Housing District 11, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
 - (1) Multiple dwellings above the ground floor or street level.
 - (2) Retail sales and services, offices and restaurants located on the ground floor or street level.
 - (3) Municipal use.
- C. Accessory Uses Permitted. Any of the following uses shall be permitted when used in conjunction with a principal use:
 - (1) Residential management office.

- (2) Common rooms/areas, including for meetings, recreation, laundry and storage.
 - (3) Communications infrastructure.
 - (4) Maintenance facility.
 - (5) Maintenance and storage.
 - (6) Off-street parking and loading.
 - (7) Street/site furnishings.
 - (8) Home occupations.
 - (9) Off-street surface parking and private residential garages.
 - (10) Fences and walls.
 - (11) Landscape amenities and open space.
 - (12) Pedestrian circulation elements.
 - (13) Signs.
 - (14) Storm water management facilities and other utilities
 - (15) Other customary uses which are clearly incidental and subordinate to a permitted principal use on the same lot.
- D. Required Income Restriction. In any AH-11 district, at least twenty percent (20%) of the total number of dwellings shall be affordable to very low, low and moderate income households, but in no instance shall the number of such affordable dwellings be less than eight (8). Affordable units shall be restricted, regulated and administered consistent with the Municipality's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), including the Fair Housing Act's definition of very low-income households and all other provisions of the Municipality's Affordable Housing Ordinance (§T10B-332).
- E. AH-11 Site Development Regulations. The following site development regulations shall apply to all lots and buildings:
- (1) Area and Yard Requirements.
 - (a) Minimum lot area. The minimum contiguous lot area shall be three-tenths (0.3) acre.
 - (b) The minimum front yard setback shall be zero (0) feet.

- (c) Minimum side yard setback for buildings shall be zero (0) feet.
 - (d) Minimum rear yard setback for buildings shall be zero (0) feet.
 - (2) Maximum number of dwellings shall not exceed forty (40) dwellings in the AH-11 district.
 - (3) Building height limitations:
 - (a) Within fifty (50) feet of Spring Street no building or portion thereof shall exceed a height of six stories and sixty-five (65) feet.
 - (b) Between fifty (50) and one hundred (100) feet from Spring Street no building or portion thereof shall exceed a height of five stories and fifty-five (55) feet.
 - (c) Between one hundred (100) and one hundred fifty (150) feet from Spring Street no building or portion thereof shall exceed a height of four stories and forty-five (45) feet, except that if located between one hundred (100) and one hundred twenty-five (125) feet of Spring Street and no closer than fifty (50) feet of N. Tulane Street, the building may be five stories and fifty-five (55) feet in height.
 - (4) Maximum building coverage. The maximum building coverage shall be ninety percent (90%) of the total gross acreage of the tract.
 - (5) Maximum impervious surface coverage. The maximum impervious surface coverage shall be ninety percent (90%) of the total gross acreage of the tract.
 - (6) Off-street vehicular and bicycle parking.
 - (a) Vehicle parking for residential uses. 0.5 off-street parking spaces shall be provided for each dwelling.
 - (b) Vehicle parking for non-residential uses. No off-street parking spaces shall be required.
 - (c) Bicycle parking shall be as required pursuant to §T10B-282.2.
- F. Landscaping. Landscaping shall take the form of planters demarcating the entrance and street trees, minimum 2.5 inches in caliper at planting, with a columnar form, suitable for urban locations, spaced 35-40 feet apart.
- G. Lighting. Illumination of sites and buildings shall be regulated pursuant to §B17A-365.1 Lighting.

- H. Signs. One wall sign is permitted per street frontage, no larger than 20 square feet in sign area, with a maximum height of five (5) feet, mounted no higher than nine (9) feet above grade, and may be illuminated.

Section 4. Repealer. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 5. Interpretation. If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provision which imposes the greater restriction or limitation shall control.

Section 6. Severability. If any section, part of any section, or clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this Ordinance. The Municipality Council of the Municipality of Princeton declares that it would have passed the Ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section 7. Effective Date. This Ordinance shall take effect immediately upon passage, transmittal to the Mercer County Planning Board, and publication according to law.

NOTICE

NOTICE IS HEREBY GIVEN that the above Ordinance was introduced and passed on first reading at the Council Meeting of the Mayor and Council of the Municipality of Princeton in the County of Mercer, State of New Jersey held on _____, 2025 and will be considered for final passage and adoption at the Council Meeting scheduled for _____, 2025 at 7:30 p.m. at 400 Witherspoon Street, Princeton, New Jersey. Any person interested in this matter will be given an opportunity to be heard at that meeting. A copy of this Ordinance may be obtained at no cost by any member of the general public upon request at the municipal building during business hours.

DRAFT

ORDINANCE NO. 2025-___

**AN ORDINANCE OF THE MUNICIPALITY
OF PRINCETON AMENDING CHAPTER
B17A ENTITLED “LAND USE AND
ZONING” OF THE MUNICIPALITY OF
PRINCETON BY CREATING THE
AFFORDABLE HOUSING DISTRICT 12
(AH-12) IN FURTHERANCE OF THE FAIR
HOUSING ACT**

BE IT ORDAINED by the Mayor and Council of the Municipality of Princeton as follows:

WHEREAS, the Planning Board of the Municipality of Princeton adopted a Housing Element and Fair Share Plan of the Master Plan on June 25, 2025, that addresses the municipality’s affordable housing obligations in a manner which will promote the public, health and general welfare; and

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-62a requires substantial consistency of the provisions regulating zoning and land use with the adopted Land Use Plan Element; and

WHEREAS, the Municipality of Princeton, as a municipality in the State of New Jersey, hereby declares that, pursuant to the purposes of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-2, the Ordinance promotes the public health, safety, morals, and general welfare and advances the Municipality’s efforts to meet its constitutional obligation to provide its fair share of very low, low and moderate income housing; and

WHEREAS, the Mayor and Council of Princeton formally refers this Ordinance to the Planning Board for examination, discussion, and recommendations in accordance with N.J.S.A. 40:55D-26; and

WHEREAS, the adoption of this Ordinance was appropriately noticed pursuant to Municipal Land Use Law at N.J.S.A. 40:55D-15 and in accordance with N.J.S.A. 40:55D-62.1.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of Princeton of the Municipality of Princeton, County of Mercer, and State of New Jersey, as follows:

Section 1. §B17A-202(i), Affordable Housing Districts, is hereby revised by adding the following zoning district:

(13) AH-12 Affordable Housing District 12.

Section 2. §B17A-4, District Map, is hereby modified to apply the following zoning district to the block and lots as indicated on the tax assessment maps of the Municipality of Princeton, as follows:

Block(s)	Lot(s)	Address	Existing District	New District
30.03	64, 100	86-88, 92-94 Spruce St.	R-4B	AH-12

Section 3. §B17A-463, Affordable Housing District 12 (AH-12) District, hereby replaces §B17A-463, Reserved, as follows:

§ B17A-463. Affordable Housing District 12 (AH-12)

- A. Purpose. The purpose of the AH-12 zoning district is to provide an additional opportunity for underutilized land where affordable multi-family housing may be developed in furtherance of the Municipality's goals and objectives for affordable housing as set forth in the Master Plan.
- B. Permitted Uses. In Affordable Housing District 12, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
 - (1) Multiple dwellings.
 - (2) Townhouses.
 - (3) One, single family detached dwelling.
 - (4) Municipal use.
- C. Accessory Uses Permitted. Any of the following uses shall be permitted when used in conjunction with a principal use:

- (1) Residential management office.
 - (2) Common rooms/areas, including for meetings, recreation, laundry and storage.
 - (3) Communications infrastructure.
 - (4) Maintenance and storage.
 - (5) Off-street parking and loading.
 - (6) Street/site furnishings.
 - (7) Home occupations.
 - (8) Off-street surface parking.
 - (9) Fences and walls.
 - (10) Landscape amenities and open space.
 - (11) Pedestrian circulation elements.
 - (12) Signs.
 - (13) Storm water management facilities and other utilities
 - (14) Other customary uses which are clearly incidental and subordinate to a permitted principal use on the same lot.
- D. Required Income Restriction. In any AH-12 district, at least twenty percent (20%) of the total number of new dwellings shall be affordable to very low, low and moderate income households, but in no instance shall the number of such affordable dwellings be less than eight (8). Affordable units shall be restricted, regulated and administered consistent with the Municipality's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), including the Fair Housing Act's definition of very low-income households and all other provisions of the Municipality's Affordable Housing Ordinance (§T10B-332).
- E. AH-12 Site Development Regulations. The following site development regulations shall apply to all lots and buildings:
- (1) Minimum yard requirements:
 - (a) Front yard: Any building constructed between the two existing buildings fronting on a public street shall have a front yard depth that is the average of the two other buildings' setbacks from the right-of-way line, as measured from the mid-point of the front facade.

- (b) Side yard: ten (10) feet for the new construction of a building; otherwise the existing yards of existing buildings. This requirement shall apply to the tract perimeter, only.
 - (c) Rear yard: five (5) feet.
- (2) Maximum impervious coverage: 75%.
- (3) Minimum building separation: fifteen (15) feet.
- (4) Building height: Maximum building height shall be three (3) stories, not to exceed forty-five (45) feet.
- (5) Maximum density. No more than thirty new dwelling units shall be permitted within the AH-12 district as of the date of adoption of this ordinance.
- F. Maximum number of buildings: Multiple buildings per lot are permitted.
- G. Off-street parking.
 - (1) 0.55 off-street parking space per dwelling.
 - (2) On-street parking credit. Off-street parking requirements shall be reduced by the number of new on-street parking spaces created.
- H. Landscaping. A landscaped buffer of not less than 5 feet in width shall be provided along any common property line in a side or rear yard where a side or rear yard is required. Buffers may be comprised of fences and landscaping, which shall be of a sufficient quantity and size to provide a visual separation from adjacent property.
- I. Lighting. Illumination of sites and buildings shall be regulated pursuant to §B17A-365.1 Lighting.
- J. Signs. Signs shall be regulated pursuant to §B17A-367, Accessory Signs-permitted in all districts.
- K. Additional development requirement. Any property with a designation of AH-12 shall provide a public access easement for any existing and longstanding pathway utilized by the general public through the property from the right-of-way to any municipal open space. The public access easement shall be improved with an all-weather path a minimum width of six (6) feet.

Section 4. Repealer. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 5. Interpretation. If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provision which imposes the greater restriction or limitation shall control.

Section 6. Severability. If any section, part of any section, or clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this Ordinance. The Municipality Council of the Municipality of Princeton declares that it would have passed the Ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section 7. Effective Date. This Ordinance shall take effect immediately upon passage, transmittal to the Mercer County Planning Board, and publication according to law.

NOTICE

NOTICE IS HEREBY GIVEN that the above Ordinance was introduced and passed on first reading at the Council Meeting of the Mayor and Council of the Municipality of Princeton in the County of Mercer, State of New Jersey held on _____, 2025 and will be considered for final passage and adoption at the Council Meeting scheduled for _____, 2025 at 7:30 p.m. at 400 Witherspoon Street, Princeton, New Jersey. Any person interested in this matter will be given an opportunity to be heard at that meeting. A copy of this Ordinance may be obtained at no cost by any member of the general public upon request at the municipal building during business hours.

DRAFT

ORDINANCE NO. 2025-___

**AN ORDINANCE OF THE MUNICIPALITY
OF PRINCETON AMENDING CHAPTER
T10B ENTITLED “LAND USE AND
ZONING” OF THE MUNICIPALITY OF
PRINCETON BY CREATING THE
AFFORDABLE HOUSING DISTRICT 13
(AH-13) IN FURTHERANCE OF THE FAIR
HOUSING ACT**

BE IT ORDAINED by the Mayor and Council of the Municipality of Princeton as follows:

WHEREAS, the Planning Board of the Municipality of Princeton adopted a Housing Element and Fair Share Plan of the Master Plan on June 25, 2025, that addresses the municipality’s affordable housing obligations in a manner which will promote the public, health and general welfare; and

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-62a requires substantial consistency of the provisions regulating zoning and land use with the adopted Land Use Plan Element; and

WHEREAS, the Municipality of Princeton, as a municipality in the State of New Jersey, hereby declares that, pursuant to the purposes of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-2, the Ordinance promotes the public health, safety, morals, and general welfare and advances the Municipality’s efforts to meet its constitutional obligation to provide its fair share of very low, low and moderate income housing; and

WHEREAS, the Mayor and Council of Princeton formally refers this Ordinance to the Planning Board for examination, discussion, and recommendations in accordance with N.J.S.A. 40:55D-26; and

WHEREAS, the adoption of this Ordinance was appropriately noticed pursuant to Municipal Land Use Law at N.J.S.A. 40:55D-15 and in accordance with N.J.S.A.40:55D-62.1.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of Princeton of the Municipality of Princeton, County of Mercer, and State of New Jersey, as follows:

Section 1. § T10B-242, Zoning Map, is hereby modified to apply the following zoning district to the block and lots as indicated on the tax assessment maps of the Municipality of Princeton, as follows:

Block(s)	Lot(s)	Address	Existing District	New District
7004	1, 2	11-33 State Rd., 60 Mt. Lucas Rd.	B-2T	AH-13

Section 2. §T10B-244, Division of Township Into Zoning Districts, is hereby revised by adding the following zoning district:

AH-13 Affordable Housing - 13 (AH-13) Zone

Section 3. §T10B-272.119, Affordable Housing - 13 (AH-13) Zone, hereby replaces §T10B-272.119, Reserved, as follows:

§ T10B-272.119. Affordable Housing - 13 (AH-13) Zone

- (a) **Purpose.** The purpose of the AH-13 zoning district 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-13 zone is established to encourage redevelopment consisting of multiple dwellings with an affordable housing set- aside, along with ground-level retail, service, commercial and office uses facing a higher order street.
- (b) **Permitted Uses.** In Affordable Housing – 13 Zone, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
 - (1) Multiple dwellings above the ground floor or street level.
 - (2) Retail sales and services, offices and restaurants located on the street level facing State Road (Rt. 206).
 - (3) Municipal use.

- (c) Accessory Uses Permitted. Any of the following uses shall be permitted when used in conjunction with a principal use:
 - (1) Residential management office.
 - (2) Common rooms/areas, including for meetings, recreation, laundry and storage.
 - (3) Communications infrastructure.
 - (4) Maintenance facility.
 - (5) Maintenance and storage.
 - (6) Off-street parking and loading.
 - (7) Street/site furnishings.
 - (8) Home occupations.
 - (9) Off-street surface parking and private residential garages.
 - (10) Fences and walls.
 - (11) Landscape amenities and open space.
 - (12) Pedestrian circulation elements.
 - (13) Signs.
 - (14) Storm water management facilities and other utilities
 - (15) Other customary uses which are clearly incidental and subordinate to a permitted principal use on the same lot.
- (d) Required Income Restriction. In any AH-13 zone, at least twenty percent (20%) of the total number of dwellings shall be affordable to very low, low and moderate income households, but in no instance shall the number of such affordable dwellings be less than sixteen (16). Affordable units shall be restricted, regulated and administered consistent with the Municipality's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), including the Fair Housing Act's definition of very low-income households and all other provisions of the Municipality's Affordable Housing Ordinance (§T10B-332).
- (e) AH-13 Site Development Regulations. The following site development regulations shall apply to all lots and buildings:
 - (1) Minimum yard requirements:

- a. Front yard: twenty feet (20) feet.
- b. Side yard: ten (10) feet for the north side yard adjacent to any residential use; zero (0) feet otherwise.
- c. Rear yard: Should a rear yard be established, five (5) feet.
- d. Maximum front yard setback: twenty-five feet (25) feet.
- (2) Maximum impervious coverage: 90%.
- (3) Building height: The maximum building height shall be four (4) stories, not to exceed fifty ((50) feet, except when facing Mt. Lucas Road, the maximum height shall be two and a half (2.5) stories from the level of the street, not to exceed 35 feet, measured from the average elevation of the curbline along the frontage.
- (4) Maximum number of dwelling units shall not exceed eighty (80) dwellings in the AH-13 zone.
- (5) Maximum number of buildings: Multiple buildings per lot are permitted.
- (f) Off-street parking.
 - (1) Residential uses. One and one tenth (1.1) off-street parking spaces shall be provided for each dwelling.
 - (2) Non-residential uses. One (1) space for each 400 sf. of retail sales and services; one space for each 300 sf. of office space; and one space for each five (5) seats in a restaurant.
- (g) Minimum landscape buffers to an adjacent residential use: ten (10) feet in width.
- (h) Lighting. Illumination of sites and buildings shall be regulated pursuant to §T10B-317.1, Lighting.
- (i) Signs. Signs shall be regulated pursuant to §§T10B-292 through -299.

Section 4. Repealer. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 5. Interpretation. If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provision which imposes the greater restriction or limitation shall control.

Section 6. Severability. If any section, part of any section, or clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this Ordinance. The Municipality Council of the Municipality of Princeton declares that it would have passed the Ordinance and each section and subsection

thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section 7. Effective Date. This Ordinance shall take effect immediately upon passage, transmittal to the Mercer County Planning Board, and publication according to law.

NOTICE

NOTICE IS HEREBY GIVEN that the above Ordinance was introduced and passed on first reading at the Council Meeting of the Mayor and Council of the Municipality of Princeton in the County of Mercer, State of New Jersey held on _____, 2025 and will be considered for final passage and adoption at the Council Meeting scheduled for _____, 2025 at 7:30 p.m. at 400 Witherspoon Street, Princeton, New Jersey. Any person interested in this matter will be given an opportunity to be heard at that meeting. A copy of this Ordinance may be obtained at no cost by any member of the general public upon request at the municipal building during business hours.

DRAFT

ORDINANCE NO. 2025-___

**AN ORDINANCE OF THE MUNICIPALITY OF
PRINCETON AMENDING CHAPTER T10B
ENTITLED “LAND USE” OF THE
MUNICIPALITY OF PRINCETON BY
CREATING THE AFFORDABLE HOUSING
DISTRICT 14 (AH-14) IN FURTHERANCE OF
THE FAIR HOUSING ACT**

BE IT ORDAINED by the Mayor and Council of the Municipality of Princeton as follows:

WHEREAS, the Planning Board of the Municipality of Princeton adopted a Housing Element and Fair Share Plan of the Master Plan on June 25, 2025, that addresses the municipality’s affordable housing obligations in a manner which will promote the public, health and general welfare; and

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-62a requires substantial consistency of the provisions regulating zoning and land use with the adopted Land Use Plan Element; and

WHEREAS, the Municipality of Princeton, as a municipality in the State of New Jersey, hereby declares that, pursuant to the purposes of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-2, the Ordinance promotes the public health, safety, morals, and general welfare and advances the Municipality’s efforts to meet its constitutional obligation to provide its fair share of very low, low and moderate income housing; and

WHEREAS, the Mayor and Council of Princeton formally refers this Ordinance to the Planning Board for examination, discussion, and recommendations in accordance with N.J.S.A. 40:55D-26; and

WHEREAS, the adoption of this Ordinance was appropriately noticed pursuant to Municipal Land Use Law at N.J.S.A. 40:55D-15 and in accordance with N.J.S.A.40:55D-62.1.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of Princeton of the Municipality of Princeton, County of Mercer, and State of New Jersey, as follows:

Section 1. § T10B-242, Zoning Map, is hereby modified to apply the following zoning district to the block and lot as indicated on the tax assessment maps of the Municipality of Princeton, as follows:

Block(s)	Lot(s)	Address	Existing District	New District
5502	5	29 Thanet Road	ORT-2	AH-14

Section 2. §T10B-244, Division of Township Into Zoning Districts, is hereby revised by adding the following zoning district:

AH-14 Affordable Housing - 14 (AH-14) Zone.

Section 3. §T10B-272.120, Affordable Housing - 14 (AH-14) Zone, hereby replaces §T10B-272.120, Reserved, as follows:

§ T10B-272.120. Affordable Housing - 14 (AH-14) Zone

- (a) Purpose. The purpose of the AH-14 zoning district 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-14 zone is established to encourage redevelopment consisting of multiple dwellings with an affordable housing setaside, not restricted by the age of the occupants.

- (b) Comprehensive Development Required. The AH-14 zone one shall be constructed in accordance with a single, unified development plan in one phase. This shall not preclude, however, any landowner from subdividing the property into fee simple or condominium ownership of the property.
- (c) Permitted Uses. In Affordable Housing - 14 Zone, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
 - (1) Townhouses.
 - (2) Stacked townhouses.
 - (3) Municipal use.
- (d) Accessory Uses Permitted. Any of the following uses shall be permitted when used in conjunction with a principal use:
 - (1) Common rooms/areas, including for meetings, recreation, laundry and storage.
 - (2) Communications infrastructure.
 - (3) Maintenance facility.
 - (4) Maintenance and storage, including centralized trash and recycling facilities.
 - (5) Off-street parking and loading.
 - (6) Street/site furnishings.
 - (7) Home occupations.
 - (8) Off-street surface parking and private residential garages.
 - (9) Fences and walls.
 - (10) Mail kiosks.
 - (11) Landscape amenities and open space, including playgrounds, outdoor seating, neighborhood gathering space and similar common elements under the control of the development association.
 - (12) Pedestrian circulation elements.
 - (13) Signs.
 - (14) Storm water management facilities and other utilities.

- (15) Other customary uses which are clearly incidental and subordinate to a permitted principal use on the same development tract.
- (e) **Required Income Restriction.** In any AH-14 zone, at least twenty percent (20%) of the total number of dwellings shall be affordable to very low, low and moderate income households, but in no instance shall the number of such affordable dwellings be less than seventeen (17). Affordable units shall be restricted, regulated and administered consistent with the Municipality's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), including the Fair Housing Act's definition of very low-income households and all other provisions of the Municipality's Affordable Housing Ordinance (§T10B-332).
- (f) **AH-14 Site Development Regulations.** The following site development regulations shall apply to all lots and buildings:
- (1) Minimum front yard: twenty (20) feet for any building and ten (10) feet for any parking space, edge of internal driveway or private cartway.
 - (2) Minimum side yard: twenty (20) feet.
 - (3) Minimum rear yard: twenty-five (25) feet for any building and ten (10) feet for any parking space, or edge of internal driveway or private cartway.
 - (4) Maximum impervious coverage: forty-five percent (45%).
 - (5) Building height: the maximum height shall be four (4) stories, not to exceed fifty (50) feet.
 - (6) Maximum number of dwelling units shall not exceed eighty-five (85).
 - (7) Maximum number of dwellings in a building: fourteen (14).
 - (8) Multiple buildings per tract shall be permitted.
 - (9) Building limitations and separation requirements for townhouses and stacked townhouses shall be as indicated in the following table:

Requirement	Standard
Minimum distance from building front to building front	35 feet
Minimum distance from building front to building side	35 feet
Minimum distance from building front to building rear	50 feet
Minimum distance from building side to building rear	35 feet
Minimum distance from building rear to building rear	35 feet

Requirement	Standard
Minimum distance from building side to building side	15 feet

Porches, stairs, common utility rooms and sprinkler rooms may encroach up to five (5) feet into the required separation distance, but not into the same yard space as measured at a ninety degree angle (90°) from the façade on opposite sides of the yard. Eaves, chimneys, bay windows, and other ornamental architectural features may encroach up to 3 feet into the required separation distance.

- (g) Off-street parking. The following minimum parking spaces shall be required:
- (1) Market rate stacked townhouse: two parking spaces (2) per dwelling. Such parking spaces maybe entirely in an enclosed garage as tandem spaces, where one vehicle is parked behind another, as long as such spaces are designated for one dwelling, only.
 - (2) Affordable stacked townhouse with one or two-bedrooms: one (1) parking space per dwelling.
 - (3) Affordable stacked townhouse with three or more bedrooms: two (2) parking spaces per dwelling.
 - (4) Visitor parking spaces: 0.37 parking spaces per dwelling unit.
 - (5) Off-street parking may be provided on surface lots or in enclosed garages. If located in enclosed garages, the spaces shall be deed restricted from conversion to living space.
- (h) Landscaping. In addition to standards for landscaping as otherwise required in this ordinance, the following standards shall apply:
- (1) There shall be a ten (10) foot wide permanently preserved landscape buffer along the public street frontage, in which, with the exception of access drives, all healthy, existing mature trees shall be retained during any development and redevelopment and preserved for their natural lifespan.
 - (2) Minimum landscape buffers to adjacent residential zones: ten (10) feet in width.
 - (3) Courtyards shall be developed between pairs of front-to-front facing residential buildings. Courtyards shall be predominantly pervious and liberally landscaped. Courtyards shall be designed with walking paths to connect with entrances to residences intra-neighborhood sidewalk/pathways. Pedestrian scale site lighting may also be permitted in the courtyards.
- (i) Lighting. Illumination of sites and buildings shall be regulated pursuant to §B17A-365.1 Lighting.

- (j) Signs. Signs shall be regulated pursuant to §B17A-367, Accessory Signs-Permitted in all districts.
- (k) AH-14 Zone Exemptions. Development within the AH-14 zone shall be exempt from compliance with §T10B-189 et seq., §T10B-278, and §T10B-279.
- (l) Additional Requirement. With the redevelopment of this site, the developer shall make best efforts to gain a cross-access easement with the landowners of Block 5601, Lot 14 to permit emergency and/or secondary vehicular access to Terhune Road to benefit the general public, health, safety and welfare, of residents and visitors thereto.

Section 4. Repealer. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 5. Interpretation. If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provision which imposes the greater restriction or limitation shall control.

Section 6. Severability. If any section, part of any section, or clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this Ordinance. The Municipality Council of the Municipality of Princeton declares that it would have passed the Ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section 7. Effective Date. This Ordinance shall take effect immediately upon passage, transmittal to the Mercer County Planning Board, and publication according to law.

NOTICE

NOTICE IS HEREBY GIVEN that the above Ordinance was introduced and passed on first reading at the Council Meeting of the Mayor and Council of the Municipality of Princeton in the County of Mercer, State of New Jersey held on _____, 2025 and will be considered for final passage and adoption at the Council Meeting scheduled for _____, 2025 at 7:30 p.m. at 400 Witherspoon Street, Princeton, New Jersey. Any person interested in this matter will be given an opportunity to be heard at that meeting. A copy of this Ordinance may be obtained at no cost by any member of the general public upon request at the municipal building during business hours.

DRAFT

ORDINANCE NO. 2025-___

**AN ORDINANCE OF THE MUNICIPALITY OF
PRINCETON AMENDING CHAPTER T10B
ENTITLED “LAND USE” OF THE
MUNICIPALITY OF PRINCETON BY
CREATING THE AFFORDABLE HOUSING
ZONE 15 (AH-15) IN FURTHERANCE OF THE
FAIR HOUSING ACT**

BE IT ORDAINED by the Mayor and Council of the Municipality of Princeton as follows:

WHEREAS, the Planning Board of the Municipality of Princeton adopted a Housing Element and Fair Share Plan of the Master Plan on June 25, 2025, that addresses the municipality’s affordable housing obligations in a manner which will promote the public, health and general welfare; and

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-62a requires substantial consistency of the provisions regulating zoning and land use with the adopted Land Use Plan Element; and

WHEREAS, the Municipality of Princeton, as a municipality in the State of New Jersey, hereby declares that, pursuant to the purposes of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-2, the Ordinance promotes the public health, safety, morals, and general welfare and advances the Municipality’s efforts to meet its constitutional obligation to provide its fair share of very low, low and moderate income housing; and

WHEREAS, the Mayor and Council of Princeton formally refers this Ordinance to the Planning Board for examination, discussion, and recommendations in accordance with N.J.S.A. 40:55D-26; and

WHEREAS, the adoption of this Ordinance was appropriately noticed pursuant to Municipal Land Use Law at N.J.S.A. 40:55D-15 and in accordance with N.J.S.A.40:55D-62.1.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of Princeton of the Municipality of Princeton, County of Mercer, and State of New Jersey, as follows:

Section 1. § T10B-242, Zoning Map, is hereby modified to apply the following zoning district to the block and lot as indicated on the tax assessment maps of the Municipality of Princeton, as follows:

Block(s)	Lot(s)	Address	Existing District	New District
5502	2	457 N. Harrison St.	ORT-2	AH-15

Section 2. §T10B-244, Division of Township Into Zoning Districts, is hereby revised by adding the following zoning district:

AH-15 Affordable Housing - 15 (AH-15) Zone.

Section 3. §T10B-272.121, Affordable Housing - 15 (AH-15) Zone, hereby replaces §T10B-272.121, Reserved, as follows:

§ T10B-272.121. Affordable Housing - 15 (AH-15) Zone

- (a) **Purpose.** The purpose of the AH-15 zoning district is to redevelop commercial land for multi-family housing in an appropriate location in furtherance of the Municipality's goals and objectives for affordable housing as set forth in the Master Plan.
- (b) **Permitted Uses.** In the Affordable Housing – 15 Zone, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
 - (1) Multiple dwellings.

- (2) Municipal use.
- (c) Accessory Uses Permitted. Any of the following uses shall be permitted when used in conjunction with a principal use:
 - (1) Residential management office.
 - (2) Common rooms/areas, including for meetings, recreation, laundry and storage.
 - (3) Communications infrastructure.
 - (4) Maintenance facility.
 - (5) Maintenance and storage.
 - (6) Off-street parking; including parking garages and parking structures, and loading.
 - (7) Street/site furnishings.
 - (8) Home occupations.
 - (9) Off-street surface parking and private residential garages.
 - (10) Fences and walls.
 - (11) Landscape amenities and open space.
 - (12) Rooftop amenity space for residents and guests.
 - (13) Pedestrian circulation elements.
 - (14) Signs.
 - (15) Storm water management facilities and other utilities.
 - (16) Other customary uses which are clearly incidental and subordinate to a permitted principal use on the same lot.
- (d) Required Income Restriction. In any AH-15 district, at least twenty percent (20%) of the total number of dwellings shall be affordable to very low, low and moderate income households, but in no instance shall the number of such affordable dwellings be less than forty (40). Affordable units shall be restricted, regulated and administered consistent with the Municipality's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), including the Fair Housing Act's definition of very low-income households and all other provisions of the Municipality's Affordable Housing Ordinance (§T10B-332).

- (e) AH-15 Site Development Regulations. The following site development regulations shall apply to all lots and buildings:
- (1) Area and Yard Requirements.
 - a. Minimum lot area. The minimum contiguous lot area shall be five acres (5) acres.
 - b. Minimum tract frontage. The minimum frontage shall be three hundred (300) lineal feet.
 - c. Minimum front yard setback for buildings shall be fifty (75) feet.
 - d. Minimum side yard setback for buildings shall be twenty (20) feet.
 - e. Minimum rear yard setback for buildings shall be twenty (20) feet.
 - (2) Setbacks for parking lots, aisles and public access. No parking or loading area, aisle, or driveway, excepting for access to and from a public street, shall be located closer than twenty-five (25) feet to a streetline and five (5) feet to any other lot boundary.
 - (3) Maximum number of dwellings shall not exceed one hundred and ninety-one (191) units in the AH-15 district.
 - (4) Maximum building coverage. The maximum building coverage shall be 60 percent (60%) of the total gross acreage of the tract.
 - (5) Maximum impervious surface coverage. The maximum impervious surface coverage shall be eighty percent (80%) of the total gross acreage of the tract.
 - (6) Maximum building height: five stories and sixty-five (65) feet. Non-habitable building elements located above the roofline that constitute, contain or screen mechanical equipment, including residential rooftop amenities, that, do not in the aggregate, exceed 20% of the roof area of the building shall be excluded from the calculation of building height.
- (f) Residential rooftop amenities. Facilities containing amenities for residents and their guests may be located on any roof surface. Such uses may include recreational equipment, pool, lounging area, pergola, cabinetry, shade screens, seating and tables, grilling stations, food preparation for such grilling use, refuse containment and similar uses, provided that the following standards shall be met:
- (1) The residential rooftop amenity shall be set back from the edge of the roof a minimum of five (5) feet and this in between space shall be buffered.

- (2) Buffers shall be composed of the installation of evergreen plant material at least four (4) feet in height at time of maturity. The height may be inclusive of any planter within which the evergreen planting is planted. Such plantings shall be native or native-adapted, drought tolerant, and able to survive in an urban rooftop environment.
 - (3) In lieu of, or in combination with, plantings, the developer may build a clear wall/barrier or sound attenuation wall as a means of buffering the residential rooftop amenity from the street and surrounding properties, provided that the roof is surrounded by a parapet wall at least three (3) feet in height and the total height from the rooftop is six (6) feet. The clear wall/sound attenuation shall be designed to complement the design of the building. The sound attenuation wall shall be the AIL Soundwall system or approved equal.
 - (4) Elevator penthouses and staircases are allowed within required rooftop setbacks and are permitted to function as the required buffer in those locations.
- (g) Off-Street Parking and Loading.
 - (1) For vehicles.
 - a. Minimum number of spaces: 1.65 spaces per dwelling unit.
 - b. Minimum setback from front yard: fifty (50) feet to the nearest point of any parking space.
 - c. Minimum setback from other yards: twenty (20) feet to the nearest point of any parking space.
 - d. Off-street loading. As required in §§T10B-283 and -284.
 - (2) Bicycle parking and connectivity. Bicycle parking shall be as required in §T10B-282.2. A pedestrian walkway and a separate dual-use (i.e., pedestrian and bicycle) path shall be provided from the building to North Harrison Street. A dual-use path shall also be provided along North Harrison Street
 - (3) Other dimensions and calculations shall be as required in Subdivision 3.5 of the Code of the Municipality of Princeton.
- (h) Landscape Buffer Strips. The following requirements shall supersede the requirements of §T10B-304 in the AH-15 zone.
 - (1) Buffers and Berms. Landscaping buffers are required to minimize and visually screen any adverse impacts or nuisances on a site or from any adjacent area. Berms

may be used to achieve buffering effects in accordance with the regulations herein where the buffer width is greater than twenty (20) feet.

- (2) General requirements. Landscape buffers shall consist of a combination of deciduous trees, conifers, shrubs, berms, and if appropriate, fences or walls in sufficient quantities and sizes to perform their necessary screening function. Storm water management facilities, parking, dumpster enclosures, accessory buildings or above ground structures, and similar encroachments shall not be permitted in the required buffer area. Buffers shall be installed in the side and rear yards.
- (3) The minimum width of a landscape buffer shall be five (5) feet. For any buffer less than twenty (20) feet in width, a solid fence shall be incorporated into the buffer landscaping plan except when such fence is within twenty-five (25) of a streetline.
- (4) The front yard landscaping plan shall be designed to retain existing vegetation of high quality and shall introduce landscape elements to enhance street-facing buildings and the grounds along the streetline. Street trees shall be required along all frontages, with a minimum caliper of two and one-half (2.5) inches at time of planting and be large shade trees at maturity. In general, street trees shall be planted at 40-foot intervals, but may be adjusted to account for utilities, driveways, bicycle paths and pedestrian paths. Front yard landscaping shall be continuous except for access drives as approved by the board of jurisdiction.
- (i) Lighting. Illumination of sites and buildings shall be regulated pursuant to §T10B-317.1, Lighting.
- (j) Signs. Signs shall be permitted in accordance with §T10B-297.
- (k) Additional Development Requirement. A second means of access to Thanet Road shall be diligently explored with any redevelopment within the AH-15 zone through Block 5501, Lots 4.02 or 4.03 for the purpose of enhanced vehicular circulation in and through Block 5502 to Terhune Road benefitting residents and visitors thereto. Regardless of initial outcome in achieving access to Thanet Road, a cross-access easement of the right to cross the AH-15 zone to N. Harrison Street or Bunn Drive shall be granted to the landowners of Lots 4.02 or Lot 4.03.
- (l) Exemption from Certain Requirements. Any development or redevelopment within the AH-15 zone shall be exempt from complying with §T10B-278, §T10B-288, §T10B-289, §T10B-304 and §T10B- 307 of the Code of the Municipality of Princeton.

Section 4. Repealer. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 5. Interpretation. If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provision which imposes the greater restriction or limitation shall control.

Section 6. Severability. If any section, part of any section, or clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this Ordinance. The Municipality Council of the Municipality of Princeton declares that it would have passed the Ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section 7. Effective Date. This Ordinance shall take effect immediately upon passage, transmittal to the Mercer County Planning Board, and publication according to law.

NOTICE

NOTICE IS HEREBY GIVEN that the above Ordinance was introduced and passed on first reading at the Council Meeting of the Mayor and Council of the Municipality of Princeton in the County of Mercer, State of New Jersey held on _____, 2025 and will be considered for final passage and adoption at the Council Meeting scheduled for _____, 2025 at 7:30 p.m. at 400 Witherspoon Street, Princeton, New Jersey. Any person interested in this matter will be given an opportunity to be heard at that meeting. A copy of this Ordinance may be obtained at no cost by any member of the general public upon request at the municipal building during business hours.

DRAFT

ORDINANCE NO. 2025-___

**AN ORDINANCE OF THE MUNICIPALITY
OF PRINCETON AMENDING CHAPTER
B17A ENTITLED “LAND USE AND
ZONING” OF THE MUNICIPALITY OF
PRINCETON BY CREATING THE
AFFORDABLE HOUSING DISTRICT 16
(AH-16) IN FURTHERANCE OF THE FAIR
HOUSING ACT**

BE IT ORDAINED by the Mayor and Council of the Municipality of Princeton as follows:

WHEREAS, the Planning Board of the Municipality of Princeton adopted a Housing Element and Fair Share Plan of the Master Plan on June 25, 2025, that addresses the municipality’s affordable housing obligations in a manner which will promote the public, health and general welfare; and

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-62a requires substantial consistency of the provisions regulating zoning and land use with the adopted Land Use Plan Element; and

WHEREAS, the Municipality of Princeton, as a municipality in the State of New Jersey, hereby declares that, pursuant to the purposes of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-2, the Ordinance promotes the public health, safety, morals, and general welfare and advances the Municipality’s efforts to meet its constitutional obligation to provide its fair share of very low, low and moderate income housing; and

WHEREAS, the Mayor and Council of Princeton formally refers this Ordinance to the Planning Board for examination, discussion, and recommendations in accordance with N.J.S.A. 40:55D-26; and

WHEREAS, the adoption of this Ordinance was appropriately noticed pursuant to Municipal Land Use Law at N.J.S.A. 40:55D-15 and in accordance with N.J.S.A. 40:55D-62.1.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of Princeton of the Municipality of Princeton, County of Mercer, and State of New Jersey, as follows:

Section 1. §B17A-202(i), Affordable Housing Districts, is hereby revised by adding the following zoning district:

(14) AH-16 Affordable Housing District 16.

Section 2. §B17A-4, District Map, is hereby modified to apply the following zoning district to the block and lots as indicated on the tax assessment maps of the Municipality of Princeton, as follows:

Common Name	Block	Lot(s)	Address	Existing District	New District
Chestnut Street Firehouse	30.02	39.01, 39.02	13 Chestnut St.	R-4B	AH-16

Section 3. §B17A-464, Affordable Housing District 16 (AH-16) District, hereby replaces §B17A-464, Reserved, as follows:

§ B17A-464. Affordable Housing District 16 (AH-16)

- A. Purpose. The purpose of the AH-16 zoning district is to redevelop land no longer necessary for a public use for fully affordable housing in furtherance of the housing policies expressed in the Fourth Round of the Housing Element and Fair Share Plan.
- B. Permitted Uses. In Affordable Housing District 16, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
 - (1) Multiple dwellings.
 - (2) Municipal use.
- C. Accessory Uses Permitted. Any of the following uses shall be permitted when used in conjunction with a principal use:
 - (1) Residential management office.
 - (2) Common rooms/areas, including for meetings, recreation, laundry and storage.

- (3) Community room for serving the local populace.
 - (4) Communications infrastructure.
 - (5) Maintenance and storage.
 - (6) Off-street parking and loading.
 - (7) Street/site furnishings.
 - (8) Home occupations.
 - (9) Off-street surface parking.
 - (10) Fences and walls.
 - (11) Landscape amenities and open space.
 - (12) Pedestrian circulation elements.
 - (13) Signs.
 - (14) Storm water management facilities and other utilities
 - (15) Other customary uses which are clearly incidental and subordinate to a permitted principal use on the same lot.
- D. Required Income Restriction. In any AH-16 district, all dwellings shall be affordable to very low, low and moderate income households. Affordable units shall be restricted, regulated and administered consistent with the Municipality's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), including the Fair Housing Act's definition of very low-income households and all other provisions of the Municipality's Affordable Housing Ordinance (§T10B-332).
- E. AH-16 Site Development Regulations. The following site development regulations shall apply to all lots and buildings:
- (1) Minimum yard requirements:
 - (a) Front yard: twelve (12) feet.
 - (b) Side yard: at least forty percent (40%) of each side of a building shall be at least five (5) feet from the side property line.
 - (c) Rear yard: five (5) feet.
 - (2) Maximum impervious coverage: ninety percent (90%).

- (3) Building height: Maximum building height shall be four stories (4) stories, not to exceed forty-five (45) feet.
 - (4) Minimum dwellings. At least sixteen dwelling units shall be developed within the AH-16 district.
- F. Maximum number of buildings: Multiple buildings per lot are permitted.
- G. Off-street parking.
 - (1) 0.65 parking space per dwelling.
 - (2) On-street parking credit. Off-street parking requirements shall be reduced by the number of new on-street parking spaces created.
- H. Landscaping. A landscaped buffer of not less than three (3) feet in width shall be provided along any common property line in a side or rear yard where a side or rear yard is required and is not necessary for vehicular, bicycle or pedestrian circulation. In other areas, an opaque fence shall be required on the property line, six (6) feet in height, except in a front yard. Buffers may be comprised of landscaping with fencing, which shall be of a sufficient quantity and size to provide a visual separation from adjacent property. Front yard landscaping is encouraged to reduce existing impervious cover.
- I. Lighting. Illumination of sites and buildings shall be regulated pursuant to §B17A-365.1, Lighting.
- J. Signs. Signs shall be as permitted in §B17A-368, Accessory Sign - Permitted in business districts.
- K. Additional development requirements.
 - (1) Any new construction within the AH-16 district shall be subject to a municipal developer's agreement, or equivalent thereof, for the development of the site.
 - (2) The existing firehouse shall be adaptively reused for the purposes of residential use, unless the developer can conclusively demonstrate to the Planning Board that such use is infeasible and impractical given the existing conditions of the property at the time of development.

Section 4. Repealer. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 5. Interpretation. If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provision which imposes the greater restriction or limitation shall control.

Section 6. Severability. If any section, part of any section, or clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not

affect the remaining provisions of this Ordinance. The Municipality Council of the Municipality of Princeton declares that it would have passed the Ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section 7. Effective Date. This Ordinance shall take effect immediately upon passage, transmittal to the Mercer County Planning Board, and publication according to law.

NOTICE

NOTICE IS HEREBY GIVEN that the above Ordinance was introduced and passed on first reading at the Council Meeting of the Mayor and Council of the Municipality of Princeton in the County of Mercer, State of New Jersey held on _____, 2025 and will be considered for final passage and adoption at the Council Meeting scheduled for _____, 2025 at 7:30 p.m. at 400 Witherspoon Street, Princeton, New Jersey. Any person interested in this matter will be given an opportunity to be heard at that meeting. A copy of this Ordinance may be obtained at no cost by any member of the general public upon request at the municipal building during business hours.

DRAFT

ORDINANCE NO. 2025-___

**AN ORDINANCE OF THE MUNICIPALITY
OF PRINCETON AMENDING CHAPTER
B17A ENTITLED “LAND USE AND
ZONING” OF THE MUNICIPALITY OF
PRINCETON BY CREATING THE
AFFORDABLE HOUSING DISTRICT 17
(AH-17) IN FURTHERANCE OF THE FAIR
HOUSING ACT**

BE IT ORDAINED by the Mayor and Council of the Municipality of Princeton as follows:

WHEREAS, the Planning Board of the Municipality of Princeton adopted a Housing Element and Fair Share Plan of the Master Plan on June 25, 2025, that addresses the municipality’s affordable housing obligations in a manner which will promote the public, health and general welfare; and

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-62a requires substantial consistency of the provisions regulating zoning and land use with the adopted Land Use Plan Element; and

WHEREAS, the Municipality of Princeton, as a municipality in the State of New Jersey, hereby declares that, pursuant to the purposes of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-2, the Ordinance promotes the public health, safety, morals, and general welfare and advances the Municipality’s efforts to meet its constitutional obligation to provide its fair share of very low, low and moderate income housing; and

WHEREAS, the Mayor and Council of Princeton formally refers this Ordinance to the Planning Board for examination, discussion, and recommendations in accordance with N.J.S.A. 40:55D-26; and

WHEREAS, the adoption of this Ordinance was appropriately noticed pursuant to Municipal Land Use Law at N.J.S.A. 40:55D-15 and in accordance with N.J.S.A. 40:55D-62.1.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of Princeton of the Municipality of Princeton, County of Mercer, and State of New Jersey, as follows:

Section 1. §B17A-202(i), Affordable Housing Districts, is hereby revised by adding the following zoning district:

(15) AH-17 Affordable Housing District 17.

Section 2. §B17A-4, District Map, is hereby modified to apply the following zoning district to the block and lots as indicated on the tax assessment maps of the Municipality of Princeton, as follows:

Common Name	Block	Lot	Address	Existing Districts	New District
Harrison Street Garage and Firehouse	32.01	167	27 N. Harrison St.	AHO-2 and R-3B	AH-17

Section 3. §B17A-465, Affordable Housing District 17 (AH-17) District, hereby replaces §B17A-465, Reserved, as follows:

§ B17A-465. Affordable Housing District 17 (AH-17)

- A. Purpose. The purpose of the AH-17 zoning district is to redevelop land no longer necessary for a public use for fully affordable housing in furtherance of the housing policies expressed in the Fourth Round Housing Element and Fair Share Plan.
- B. Permitted Uses. In Affordable Housing District 17, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
 - (1) Multiple dwellings.
 - (2) Townhouses.
 - (3) Municipal use.
- C. Accessory Uses Permitted. Any of the following uses shall be permitted when used in conjunction with a principal use:
 - (1) Residential management office.

- (2) Common rooms/areas, including for meetings, recreation, laundry and storage.
 - (3) Communications infrastructure.
 - (4) Maintenance and storage.
 - (5) Off-street parking and loading.
 - (6) Street/site furnishings.
 - (7) Home occupations.
 - (8) Off-street surface parking.
 - (9) Fences and walls.
 - (10) Landscape amenities and open space.
 - (11) Pedestrian circulation elements.
 - (12) Signs.
 - (13) Storm water management facilities and other utilities
 - (14) Other customary uses which are clearly incidental and subordinate to a permitted principal use on the same lot.
- D. Required Income Restriction. In any AH-17 district, all dwellings shall be affordable to very low, low and moderate income households. Affordable units shall be restricted, regulated and administered consistent with the Municipality's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), including the Fair Housing Act's definition of very low-income households and all other provisions of the Municipality's Affordable Housing Ordinance (§T10B-332).
- E. AH-17 Site Development Regulations. The following site development regulations shall apply to all lots and buildings:
- (1) Minimum yard requirements:
 - (a) Front yard: twenty (20) feet.
 - (b) Side yard: eight (8) feet.
 - (c) Rear yard: ten (10) feet.
 - (2) Maximum impervious coverage: seventy-five percent (75%).
 - (3) Building height: Maximum building height shall be three stories (3) stories, not to

exceed thirty-five (35) feet, within fifty (50) of the front property line and three (3) stories and forty-five (45) feet on the remainder of the lot.

- (4) Minimum dwellings. At least thirty-four (34) dwelling units shall be developed within the AH-17 district.
- F. Maximum number of buildings: Multiple buildings per lot are permitted.
- G. Off-street parking.
 - (1) One and one-tenth (1.1) parking space per dwelling unit.
 - (2) On-street parking credit. Off-street parking requirements shall be reduced by the number of new on-street parking spaces created.
- H. Landscaping. A landscaped buffer of not less than five (5) feet in width shall be provided along any common property line in a side or rear yard where a side or rear yard is required. Buffers may be comprised of fences and landscaping, which shall be of a sufficient quantity and size to provide a visual separation from adjacent property.
- I. Lighting. Illumination of sites and buildings shall be regulated pursuant to §B17A-365.1 Lighting.
- J. Signs. Signs shall be regulated pursuant to §B17A-368, Accessory Signs-Permitted, in business districts.
- K. Additional development requirement. Any new construction within the AH-17 district shall be subject to a municipal developer's agreement, or equivalent thereof, for the development of the site.

Section 4. Repealer. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 5. Interpretation. If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provision which imposes the greater restriction or limitation shall control.

Section 6. Severability. If any section, part of any section, or clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this Ordinance. The Municipality Council of the Municipality of Princeton declares that it would have passed the Ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section 7. Effective Date. This Ordinance shall take effect immediately upon passage, transmittal to the Mercer County Planning Board, and publication according to law.

NOTICE

NOTICE IS HEREBY GIVEN that the above Ordinance was introduced and passed on first reading at the Council Meeting of the Mayor and Council of the Municipality of Princeton in the County of Mercer, State of New Jersey held on _____, 2025 and will be considered for final passage and adoption at the Council Meeting scheduled for _____, 2025 at 7:30 p.m. at 400 Witherspoon Street, Princeton, New Jersey. Any person interested in this matter will be given an opportunity to be heard at that meeting. A copy of this Ordinance may be obtained at no cost by any member of the general public upon request at the municipal building during business hours.

DRAFT

ORDINANCE NO. 2025-___

**AN ORDINANCE OF THE MUNICIPALITY
OF PRINCETON AMENDING CHAPTER
T10B ENTITLED “LAND USE AND
ZONING” OF THE MUNICIPALITY OF
PRINCETON BY CREATING THE
AFFORDABLE HOUSING - 18 (AH-18)
ZONE IN FURTHERANCE OF THE FAIR
HOUSING ACT**

BE IT ORDAINED by the Mayor and Council of the Municipality of Princeton as follows:

WHEREAS, the Planning Board of the Municipality of Princeton adopted a Housing Element and Fair Share Plan of the Master Plan on June 25, 2025, that addresses the municipality’s affordable housing obligations in a manner which will promote the public, health and general welfare; and

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-62a requires substantial consistency of the provisions regulating zoning and land use with the adopted Land Use Plan Element; and

WHEREAS, the Municipality of Princeton, as a municipality in the State of New Jersey, hereby declares that, pursuant to the purposes of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-2, the Ordinance promotes the public health, safety, morals, and general welfare and advances the Municipality’s efforts to meet its constitutional obligation to provide its fair share of very low, low and moderate income housing; and

WHEREAS, the Mayor and Council of Princeton formally refers this Ordinance to the Planning Board for examination, discussion, and recommendations in accordance with N.J.S.A. 40:55D-26; and

WHEREAS, the adoption of this Ordinance was appropriately noticed pursuant to Municipal Land Use Law at N.J.S.A. 40:55D-15 and in accordance with N.J.S.A.40:55D-62.1.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of Princeton of the Municipality of Princeton, County of Mercer, and State of New Jersey, as follows:

Section 1. § T10B-242, Zoning Map, is hereby modified to apply the following zoning district to the block and lot as indicated on the tax assessment maps of the Municipality of Princeton, as follows:

Block(s)	Lot(s)	Address	Existing District	New District
6902	29	303 John St.	R-9T	AH-18

Section 2. §T10B-244, Division of Township Into Zoning Districts, is hereby revised by adding the following zoning district:

AH-18 Affordable Housing - 18 (AH-18) Zone.

Section 3. §T10B-272.122, Affordable Housing - 18 (AH-18) Zone, hereby replaces §T10B-272.122, Reserved, as follows:

§T10B-272.122. Affordable Housing - 18 (AH-18) Zone.

- (a) **Purpose.** The purpose of the AH-18 zoning district is to redevelop land no longer necessary for a public use for fully affordable housing in furtherance of the housing policies expressed in the Fourth Round Housing Element and Fair Share Plan.
- (b) **Permitted Uses.** In Affordable Housing - 18 (AH-18) Zone, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
 - (1) Multiple dwellings.
 - (2) Townhouses.
 - (3) Municipal use.
- (c) **Accessory Uses Permitted.** Any of the following uses shall be permitted when used in conjunction with a principal use:
 - (1) Residential management office.
 - (2) Common rooms/areas, including for meetings, recreation, laundry and storage.

- (3) Communications infrastructure.
 - (4) Maintenance and storage.
 - (5) Off-street parking and loading.
 - (6) Street/site furnishings.
 - (7) Home occupations.
 - (8) Off-street surface parking.
 - (9) Fences and walls.
 - (10) Landscape amenities and open space.
 - (11) Pedestrian circulation elements.
 - (12) Signs.
 - (13) Storm water management facilities and other utilities
 - (14) Other customary uses which are clearly incidental and subordinate to a permitted principal use on the same lot.
- (d) Required Income Restriction. In any AH-18 district, all dwellings shall be affordable to very low, low and moderate income households, except that one dwelling may be exempt from such requirement for a site manager or superintendent's living quarters. Affordable units shall be restricted, regulated and administered consistent with the Municipality's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), including the Fair Housing Act's definition of very low-income households and all other provisions of the Municipality's Affordable Housing Ordinance (§T10B-332).
- (e) AH-18 Site Development Regulations. The following site development regulations shall apply to all lots and buildings:
- (1) Minimum yard requirements:
 - a. Front yard: five (5) feet.
 - b. Side yard: five (5) feet.
 - c. Rear yard: ten (10) feet.
 - (2) Maximum impervious coverage: seventy percent (70%).
 - (3) Building height: Maximum building height shall be three stories (3) stories, not to exceed forty-five (45) feet.

- (4) Minimum dwellings. At least thirty-five (35) affordable dwellings shall be developed within the AH-18 district.
- (f) Maximum number of buildings: Multiple buildings per lot are permitted.
- (g) Off-street parking for vehicles and bicycles.
 - (1) One (1) vehicle parking space per dwelling unit.
 - (2) On-street parking credit. Off-street vehicle parking requirements shall be reduced by the number of new on-street parking spaces created.
 - (3) Minimum off-street bicycle parking spaces.
 - a. Secure, conveniently accessible indoor bicycle parking and/or storage rooms, with capacity to accommodate a minimum of 0.6 bicycles per dwelling unit, shall be provided.
 - b. Bike racks shall be space-efficient, intuitive to use, and provide security options for both bike wheels and bike frames. Recommended bike rack types include inverted-U racks, post-and-ring, vertical racks, two-tier racks, bike lockers, and bicycle corrals.
- (h) Landscaping. A landscaped buffer of not less than three (3) feet in width shall be provided along any common property line in a side or rear yard where a side or rear yard is required. Buffers may be comprised of fences and landscaping, which shall be of a sufficient quantity and size to provide a visual separation from adjacent property.
- (i) Lighting. Illumination of sites and buildings shall be regulated pursuant to §B17A-365.1 Lighting.
- (j) Signs. Signs shall be regulated pursuant to §B17A-368, Accessory Signs-Permitted, in business districts.

Section 4. Repealer. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 5. Interpretation. If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provision which imposes the greater restriction or limitation shall control.

Section 6. Severability. If any section, part of any section, or clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this Ordinance. The Municipality Council of the Municipality of Princeton declares that it would have passed the Ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section 7. Effective Date. This Ordinance shall take effect immediately upon passage, transmittal to the Mercer County Planning Board, and publication according to law.

NOTICE

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