

122.12 R-MF 4 - Multi Family Residential Zone 4

a. Purpose

The purpose of the R-MF 4 zone district is to provide zoning for affordable housing which allows a realistic opportunity for the construction of very low, low and moderate income housing.

b. Location

The location of the R-MF 4 zone applies to a lot on the south side of Valley Road, east of Mountain Avenue. This lot is known as Block 10801, Lot 3.

c. Permitted Uses

Multi-family dwelling units for the provision of inclusionary affordable housing pursuant to the "Low- and Moderate-Income Housing Requirements" below shall be permitted uses in the R-MF 4 zone district.

d. Low and Moderate Income Housing Requirements

1. This property shall be used for inclusionary affordable housing multi-family dwelling units.
2. The minimum lot area shall be not less than five (5) acres.
3. The maximum density for residential development shall not exceed twelve (12) dwelling units per acre.
4. Not less than fifteen (15%) percent of the total number of units shall be affordable to very low, low and moderate income households or twenty (20%) percent of any for sale units. Any computation resulting in a fraction of less than 0.5 shall be rounded down; any computation resulting in a fraction of more than or equal to 0.5 shall be rounded up.
5. The affordable units must meet the income and bedroom distribution requirements of N.J. Stat. § 52:27D-329.1 and N.J.A.C. 5:80-26.3.
6. These bulk standards shall apply to development in the R-MF 4 zone:
 - a. Minimum lot size: 5 acres.
 - b. Minimum lot width: 250 feet.
 - c. Maximum building height: 3 stories or 45 feet.
 1. Buildings facing Valley Road may not exceed 2.5 stories or 35 feet.

- d. Minimum front yard: 50 feet.
- e. Minimum side yard: 30 feet.
- f. Minimum rear yard: 50 feet.
- g. Maximum building coverage: 20%.
- h. Maximum lot coverage: 40%.
- i. Floor Area Ratio: 0.5.
- j. Buffer: 10 feet.

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122.13 RAHO Redevelopment Affordable Housing Overlay Zone

a. Purpose

The purpose of the RAHO Redevelopment Affordable Housing Overlay Zone is to provide zoning for affordable housing which provides for the realistic opportunity for the construction of very low, low and moderate-income housing in the Valley Road Redevelopment Area.

b. Location

The RAHO Zone applies to the Valley Road Redevelopment Area located along Valley Road east of Main Avenue and comprising of Block 10401, Lots 1-4 and Block 11514, Lots 6, 31-32.

c. Permitted Uses

Multi-family dwelling units for the provision of inclusionary affordable housing pursuant to the "Low- and Moderate-Income Housing Requirements" below shall be permitted uses in the RAHO zone district in addition to those uses already permitted by the underlying zone district.

d. Low and Moderate-Income Housing Requirements:

1. If redevelopment is undertaken in this zone, the proposed development shall include inclusionary affordable housing.
2. The minimum lot area shall be not less than two (2) acres.
3. The maximum density for residential development shall not exceed fifteen (15) dwelling units per acre.
4. Not less than fifteen (15%) percent of the total number of units shall be affordable to very low, low and moderate-income households or twenty (20%) percent of any for sale units. Any computation resulting in a fraction of less than 0.5 shall be rounded down; any computation resulting in a fraction of more than or equal to 0.5 shall be rounded up.
5. The affordable units must meet the income and bedroom distribution requirements of N.J. Stat. § 52:27D-329.1 and N.J.A.C. 5:80-26.3.
6. These bulk standards shall apply to development in the RAHO zone:
 - a. Minimum lot size: 2 acres.
 - b. Minimum lot width: 350 feet along Valley Road.

- c. Maximum building height: 3 stories or 45 feet.
- d. Minimum front yard: 20 feet.
- e. Minimum side yard: 15 feet.
- f. Minimum rear yard: 20 feet.
- g. Maximum building coverage: 40%.
- h. Maximum lot coverage: 60%.
- i. Floor Area Ratio: 0.6.
- j. Buffer: 10 feet.

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122.14 R-MF 4 O Multi Family Residential 4 Overlay Zone

a. Purpose

The purpose of the R-MF 4-O Multifamily Residential 4 Overlay zone is to provide zoning for affordable housing which allows a realistic opportunity for the construction of very low, low and moderate income housing.

b. Location

The location of the R-MF 4-O zone applies to lots on the east side of Warren Avenue, between the PSEG/JCPL transmission Right of Way and Morris Street, consisting of Block 11501, Lots 1 and 4, and Block 11502, Lots 1, 2, and 14.

c. Permitted Uses

Multi-family dwelling units for the provision of inclusionary affordable housing pursuant to the "Low- and Moderate-Income Housing Requirements" below shall be permitted uses in the R-MF 4-O zone district in addition to those uses already permitted by the underlying zone district.

d. Zone Standards

1. The properties specified in this location shall be used for inclusionary affordable housing multi-family dwelling units.
2. The minimum lot area shall be not less than seven (7) acres.
3. The maximum density for residential development shall not exceed twelve (12) dwelling units per acre.
4. Not less than fifteen (15%) percent of the total number of units shall be affordable to low-and moderate-income households or twenty (20%) percent of any for sale units. Any computation resulting in a fraction of less than 0.5 shall be rounded down; any computation resulting in a fraction of more than or equal to 0.5 shall be rounded up.
5. The affordable units must meet the income and bedroom distribution requirements of N.J. Stat. § 52:27D-329.1 and N.J.A.C. 5:80-26.3.
6. These bulk standards shall apply to development in the R-MF 4O zone:
 - a. Minimum lot size: 7 acres.
 - b. Minimum lot width: 700 feet along Valley Road.
 - c. Maximum building height: 3 stories or 45 feet.

- d. Minimum front yard: 50 feet.
- e. Minimum side yard: 30 feet.
- f. Minimum rear yard: 50 feet.
- g. Maximum building coverage: 20%.
- h. Maximum lot coverage: 40%.
- i. Floor Area Ratio: 0.5.
- j. Buffer: 10 feet.

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122.14 R MF 4O Overlay Zone standards V4 032718

122.15 MU-O Mixed Use Overlay Zone

a. Purpose

The purpose of the MU-O Overlay zone district is to provide zoning for affordable housing which allows a realistic opportunity for the construction of very low, low and moderate income housing.

b. Location

The location of the MU-O zone is at the corner lot on the north side of Stone House Road and the west side of Division Avenue extending north to the NJ Transit railroad. This property is known as Block 12301, Lot 1.

c. Permitted Uses

Commercial uses consisting of retail, personal services, restaurants and offices and multi-family dwelling units for the provision of inclusionary affordable housing pursuant to the Zone Standards below shall be permitted uses in the MU-O zone district in addition to those uses already permitted by the underlying zone district.

d. Zone Standards

1. The properties specified in this location shall be used for inclusionary affordable housing multi-family dwelling units.
2. A maximum of 10,000 SF of commercial space for retail, personal service, restaurant and office uses is allowed.
3. The minimum lot area shall be not less than eleven (11) acres.
4. The maximum density for residential development shall not exceed twelve (12) dwelling units per acre.
5. Not less than fifteen (15%) percent of the total number of units shall be affordable to very low, low and moderate income households or twenty (20%) percent of any for sale units. Any computation resulting in a fraction of less than 0.5 shall be rounded down; any computation resulting in a fraction of more than or equal to 0.5 shall be rounded up.
6. The affordable units must meet the income and bedroom distribution requirements of N.J. Stat. § 52:27D-329.1 and N.J.A.C. 5:80-26.3.
7. Commercial buildings may only face Division Avenue of the NJ Transit railroad right of way.

8. These bulk standards shall apply to development in the MU-O zone:
- a. Minimum lot size: 11 acres.
 - b. Minimum lot width: 500 feet.
 - c. Maximum building height:
 - 1. 2.5 stories or 35 feet for buildings facing Division Avenue (east boundary line) or the NJ Transit Railroad tracks (north boundary line).
 - 2. Maximum 3 stories or 45 feet for buildings facing Stone House Road (south boundary line) and in the interior of the property.
 - d. Minimum front yard:
 - 1. 50 feet on Division Avenue.
 - 2. Commercial buildings facing Division Avenue shall have a 20 foot front yard setback.
 - 3. 30 feet on Stone House Road.
 - e. Minimum side yard: 30 feet.
 - f. Minimum rear yard: 50 feet.
 - g. Maximum building coverage: 20%.
 - h. Maximum lot coverage: 40%.
 - i. Floor Area Ratio: 0.5.
 - j. Buffer: 10 feet.