TOWNSHIP OF GREENWICH
COUNTY OF WARREN
STATE OF NEW JERSEY

ORDINANCE #104-2026

16-19-G INCLUSIONARY RESIDENTIAL HOUSING 2 (IRH-2) DISTRICT

A. Applicability.

The use, bulk, design and performance standards of the IRH-2 District shall supersede the zoning provisions of the Township of Greenwich General Ordinances and the Zoning Ordinance (Chapter 16). However, where the regulations and standards of the IRH-2 District are silent the standards of the General Ordinances and Chapter 16 shall apply.

B. Purpose.

The IRH-2 District provides land use regulations for the development of the site where specific site elements are incorporated that limit the impact to the surrounding parcels through the requirement of adequate development setbacks and sufficient buffering. The IRH-2 District is intended to provide for the development of multi-family housing to support the development of low- and moderate-income housing on Block 36, Lot 2 as depicted on the attached map.

C. Permitted Uses. Permitted principal uses and structures. The following principal uses and structures shall be permitted in the IRH-2 District.

1. Multi-family residential units.
2. Supportive and Special Needs.

D. Accessory Uses Permitted. The following accessory uses and structures shall be permitted in the IRH-2 District:

1. Private community spaces and amenities (e.g., multipurpose room, laundry facilities, mail rooms, fitness studios, etc.) for the sole use and enjoyment of residents and their guests;
2. Refuse and recycling areas;
3. Onsite surface, covered, and structured parking including electric vehicle supply/service equipment as required pursuant to NJSA 40:55d-1 et seq;
4. Outdoor recreation areas (e.g., tot lots and playground, gazebos, picnic areas);
5. Signage;
6. Temporary construction trailers, the location to be shown on the approved site plan, which shall be removed within 30 days after the final Certificate of Occupancy is issued;
7. Utility installations;
8. Maintenance facilities within an enclosed structure;
9. Storage facilities within an enclosed structure;
10. Onsite professional management and leading office, provided that it is not located within a dwelling unit; and,

11. Other uses normally subordinate and incidental to a principal permitted use.
12. Such other uses and structures that are customary and incidental to the principal use as permitted by the Planning Board and shown on the approved site plan.

E. Maximum Density.

1. Maximum density shall not exceed twelve (12) units per acre.

F. Maximum Building Height.

1. Maximum building height shall not exceed 40 feet in height and 3 stories.

G. Area and Yard Requirements.

1. Maximum building coverage:	30%
2. Maximum impervious coverage:	55%
3. Minimum front yard setback to a principal building:	50 feet
4. Minimum side yard and rear yard setback:	40 feet
5. Minimum distance between a principal buildings:	60 feet
6. Minimum distance between a principal buildings (side to side):	20 feet

7. Not more than 24 units per building and building length shall not exceed 300 feet.

H. Design Standards.

1. Building Design.
    a. An overall theme of design and architectural mode shall be utilized within the development for the purpose of presenting an aesthetically desirable effect, and shall be such that they provide varied building elevations, design and structural appearance within the context of the overall theme.
    b. Buildings with flat roofs visible from the public right-of-way shall be prohibited. Buildings roofs shall be pitched and may include mansard roofs, hipped roofs and gable roofs.
    c. The front facade of a multifamily building shall not continue on the same plane for a linear distance of more than 75 feet. Minimum two-foot offsets shall be required at breaks in the facade planes.

d. Mechanical equipment shall be screened from view of public streets and residentially zoned lots. Screening shall consist of plantings, fencing or other material found acceptable by the approving authority.

2. Pedestrian Circulation. Pedestrian walkways connecting streets and parking area to the dwellings shall be provided. .

3. Curbing. All curbs shall be 6" in height and constructed of Belgian block, unless mountable Belgian block curbs are proposed.

4. Lighting

a. General. All outdoor lighting should be coordinated as to style, material and color. Lighting throughout the site should overlap, creating an even level of illumination throughout the parking area. All exterior lighting shall be designed, located, installed and directed in such a manner as to prevent objectionable light at and across the property lines and to prevent glare at any location on or off the property. The use of light emitting diode (LED) fixtures is required for energy efficiency and uniform illumination.

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

c. Illumination at property lines shall not exceed one-tenth (0.1) foot-candle, excluding public street rights-of-way.

d. Lighting shall be provided by fixtures in parking areas with a mounting height not more than 16 feet measured from the ground level to the center line of the light source and lighting fixtures not to exceed twelve (12) feet in height shall be provided for pedestrian walkways and residential areas outside of parking lots.

e. Pedestrian level lighting shall be used along any pedestrian walkways not illuminated by parking areas lighting. The minimum illumination of pedestrian areas shall be two tenths (0.2) foot-candle over the walkway surface. The ratio between maximum foot-candles and average foot-candles shall be no greater than 20 to 1.

f. Fixtures for illumination shall be full cutoff luminaires.

4. Landscape Buffer shall comply with the MF-2 (Multifamily Housing 2) Zone.

5. Circulation and Parking layout shall comply with the MF-2 (Multifamily Housing 2) Zone.

H. Affordable Housing.

1. Affordable Housing Set-Aside: The development shall setaside 15% of the units if it is a rental project and 20% of the units if it is a for-sale project for very-low, low- and moderate income households. Affordable units in said projects must be affordable to

very low, low- and moderate-income households in accordance with the Fair Housing Act, N.J.S.A. 52:27D-301, et. seq. ("FHA"), Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. ("UHAC"), and New Jersey Council on Affordable Housing (COAH) Prior Round regulations, N.J.A.C. 5:93-1 et seq.

2. Income Distribution of Affordable Units: The income distribution for the affordable units in each project shall be as follows: no more than fifty percent (50%) within each bedroom distribution may be moderate income units, at least thirty-seven percent (37%) within each bedroom distribution shall be low income units and at least thirteen percent (13%) within each bedroom distribution shall be very low income units.

3. Affirmative Marketing of Affordable Units: The affordable units must be affirmatively marketed to the housing region in accordance with the Township's Affirmative Marketing Plan.

4. Affordable Housing Ordinance Requirements: The provisions of the Township's Affordable Housing Ordinance, shall apply to a multi-family affordable housing developments including, but not limited to, the UHAC required bedroom mix: At least twenty percent (20%) of the affordable units in each project shall be three bedroom units; at least, but not more than, twenty percent (20%) of the affordable units in each project shall be efficiency and one bedroom units; at least thirty percent (30%) of the affordable units in each project shall be two bedroom units; the balance may be two or three-bedroom units, at the discretion of the developer.

5. Deed Restriction of Affordable Units: The developer shall have an obligation to deed restrict the affordable units in any project as very low, low or moderate income affordable units for a period of at least thirty (30) years for for-sale units and forty (40) years for rental units, until such time and under such conditions as the Township takes action to release the deed restriction, so that the Township may count the affordable units against its affordable housing obligation.

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Robert Barsony, Mayor

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Lisa A. Burd, RMC, CMC, CTC, CMR
Township Clerk/Administrator