

**LEGAL NOTICE**

**TOWNSHIP OF PARSIPPANY-TROY HILLS  
MUNICIPAL ORDINANCES**

**NOTICE OF INTRODUCTION**

**NOTICE IS HEREBY GIVEN**, that the following Ordinance was submitted in writing at a Meeting of the Township Council of the Township of Parsippany-Troy Hills, in the County of Morris and State of New Jersey, held on **September 3, 2019** introduced and passed on first reading and the governing body will further consider the same for second reading and final passage thereof at a Meeting to be held on **October 1, 2019** at 7:00 p.m., prevailing time, or as soon thereafter as the matter may be reached, at the Municipal Building in said Township at which time and place a Public Hearing will be held thereon by the governing body, and all persons and citizens in interest shall have an opportunity to be heard concerning same. A copy of this ordinance has been posted on the Bulletin Board in the Municipal Building. During the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's Office in said Municipal Building to the members of the general public who shall request the same.

KHALED MADIN  
Township Clerk

**TOWNSHIP OF PARSIPPANY-TROY HILLS  
MORRIS COUNTY, NEW JERSEY**

**ORDINANCE NO. 2019:51**

**AN ORDINANCE TO AMEND CHAPTER 430 ENTITLED "ZONING" OF  
THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF  
PARSIPPANY-TROY HILLS TO ESTABLISH A NEW AHD-6  
AFFORDABLE HOUSING DISTRICT ZONE**

**NOW, THEREFORE, BE IT ORDAINED** by the Township Council of the Township of Parsippany-Troy Hills, County of Morris, State of New Jersey, that amendments set forth below are made to the Revised General Ordinances of the Township of Parsippany-Troy Hills, Chapter 430 entitled "Zoning."

**Section 1.** Section 430-4, "Districts established," of the Code of the Township of Parsippany-Troy Hills shall be amended to include a new district as follows:

AHD-6

Affordable Housing District.

**Section 2.** Section 430-5, Zoning Map. The Township of Parsippany-Troy Hills Zoning Map shall be amended to include a new AHD-6 Affordable Housing District, which shall be shown to encompass Block 200 Lot 8, as shown on the accompanying Map.

**Section 3.** Section 430-35, Schedule of Area and Bulk Requirements shall be amended to include a new ‘AHD-6’ row, within which the phrase ‘See Article XLXI’ shall be inserted.

**Section 4.** Chapter 430 shall be amended and supplemented by the insertion of a new Article XLXI entitled “AHD-6 Affordable Housing District” This new article shall read as follows:

**Article XLXI. AHD-6 Affordable Housing District.**

**§ 430-371. Purpose.**

The purpose of the AHD-6 Affordable Housing District is to create a realistic opportunity for the construction of low- and moderate-income housing in a suitable portion of the Township of Parsippany-Troy Hills, and thereby help to address the fair share housing obligation of the Township of Parsippany-Troy Hills under the New Jersey Fair Housing Act (“FHA”), applicable Council on Affordable Housing (“COAH”) regulations, the settlement agreement entered into between the Township and Fair Share Housing Center (“FSHC”) on April 11, 2019, and the Township’s Housing Element and Fair Share Plan. The AHD-6 Affordable Housing District encourages the development of low- and moderate-income housing by allowing for an inclusionary multifamily residential development.

**§ 430-372. Permitted uses.**

The uses set forth below shall be permitted.

A. Principal uses. The following principal uses are permitted in the AHD-6 Affordable Housing District:

- (1) Multifamily residential dwellings.

B. Accessory uses. The following accessory uses are permitted in the AHD-6 Affordable Housing District:

- (1) Off-street parking, including surface parking, under-building parking, and parking garages.
- (2) Fences and walls.
- (3) Signs.
- (4) Buildings for storage of maintenance equipment.
- (5) Indoor and outdoor amenities and recreational facilities for use by occupants of the building including but not limited to lobby, leasing office, fitness center, lounge, amenity deck, swimming pool, bicycle racks, storage bins, mailrooms, pet washing station and car charging stations.
- (6) Trash and recycling facilities intended for use by residents of the premises.
- (7) Other accessory uses normally incidental to the principal permitted use.

**§ 430-373. Prohibited uses.**

Uses prohibited in the AHD-6 Affordable Housing District shall include the following:

- A. Any principal use not specifically permitted herein or permitted by other applicable law.

**§ 430-374. Affordable housing requirements.**

- A. All multifamily residential developments constructed in the AHD-6 Affordable Housing District shall be required to set aside a minimum percentage of units for affordable housing. The minimum set aside shall be twenty percent (20%). When calculating the required number of affordable units, any computation resulting in a fraction of a unit shall be rounded upwards to the next whole number.
- B. All affordable units to be produced pursuant to this section shall comply with the Township's Affordable Housing Ordinance at Article XLXIX of the Township Code, as may be amended and supplemented, the Uniform Housing Affordability Controls ("UHAC") (N.J.A.C. 5:80-26.1 et seq.), or any successor regulation, the Township's Housing Element and Fair Share Plan, as may be amended from time to time, and any applicable order of the Court, including

a Judgment of Compliance and Repose Order. This includes, but is not limited to, the following requirements for all affordable units:

- (1) **Low/Moderate Income Split:** A maximum of fifty percent (50%) of the affordable units shall be moderate-income units and a minimum of fifty percent (50%) of the affordable units shall be low-income units. At least thirteen percent (13%) of all restricted rental units shall be very low-income units, which shall be counted as part of the required number of low-income units within the development.
- (2) **Bedroom Mix:** Shall comply with the UHAC (N.J.A.C. 5:80-26.1 et seq.) requirements shall apply in the AHD-6 Affordable Housing District.
- (3) **Deed Restriction Period:** All affordable units shall be deed restricted for a period of at least thirty (30) years from the date of the initial occupancy of each affordable unit (the “Deed-Restriction Period”). The affordability controls shall expire only after they are properly released by the Township and/or the Township’s Administrative Agent at the Township’s sole option in accordance with N.J.A.C. 5:80-26.11 for rental units or N.J.A.C. 5:80-26.5 for for-sale units.
- (4) **Administrative Agent:** All affordable units shall be administered by a qualified Administrative Agent paid for by the developer.
- (5) **Other Affordable Housing Unit Requirements:** Developers shall also comply with all of the other requirements of the Township’s Affordable Housing Ordinance, including, but not limited to, (1) affirmative marketing requirements, (2) candidate qualification and screening requirements, (3) integrating the affordable units amongst the market rate units, and (4) unit phasing requirements. Developers shall ensure that the affordable units are dispersed between the buildings on its site and shall identify the exact location of each affordable unit at the time of site plan application.

**§ 430-375. Development standards.**

A. Area and bulk requirements. The area and bulk requirements for the uses permitted in the AHD-6 Affordable Housing District are set forth below.

<b>Criteria</b>	<b>AHD-6 Requirements Block 200 Lot 8</b>
Maximum Number of Dwelling Units	91
Minimum Tract Lot Area (ac)	2.4
Minimum Front Yard Setback (ft)	100

Minimum Side Yard Setback Each (ft)	50
Minimum Rear Yard Setback (ft)	40
Maximum Percent Lot Coverage by Buildings (%)	40
Maximum Percent Lot Coverage by all Buildings and Pavement. (%)	80
Maximum Bldg. Sty/Height (ft)	4/50
Min Buffer:	
-Front Yard (ft)	25
-Side Yard (ft)	20*
-Rear Yard (ft)	18
Maximum Length of Bldg. w/o 5-foot break in the front facade (ft)	80

\*Minimum buffer required from adjacent single family residentially or zoned lot shall be 20 feet whereas all other properties a minimum of 10 feet shall be required.

B. Off-street parking requirements.

- (1) Off-street parking spaces shall be as set forth in the Residential Site Improvement Standards (N.J.A.C. 5:21).
- (2) All off-street parking and drive aisles shall be located a minimum of 10 feet from buildings, except for parking and drive aisles which extend continuously into or under a building from outside the building.
- (3) All off-street parking and drive aisles shall be located a minimum of 10 feet from property lines.
- (4) Under-building parking and parking garages shall be permitted.
- (5) All parking areas shall be designed in accordance with the requirements set forth within the Residential Site Improvement Standards (NJAC 5:21) and as follows:
  - a. Connection to a public right-of-way. Each off-street parking, loading or service area shall be connected to a public street right-of-way by means of a driveway constructed

in accordance with at least the minimum standards required by the Board reviewing the application in consultation with the Board's consulting Engineer.

- b. Location of curb cuts. At the intersection of streets, except lanes and alleys, a curb cut shall be set back not less than 25 feet from the intersection of two curblines or such lines extended, and shall be set back not less than five feet from the intersection of two property lines or such lines extended. Between the curb returns for any two driveways serving the same property, there shall be at least 25 feet of curb, except that this distance may be reduced to as little as five feet where it is demonstrated that restricted frontage makes this necessary in order to provide not more than two adequate driveways for the property.
- c. Lighting for night use. Adequate lighting shall be provided if the off-street parking facilities are used at night. If the parking facilities abut residential land, the lighting shall be arranged and installed so as not to reflect or cause glare on the abutting residential land in accordance with provisions of the performance standards.
- d. Parking provided on same lot as main building. Off-street parking spaces for multifamily dwellings shall be provided on the same lot as the main building. Off-street parking spaces for all other uses shall be provided on the same lot as the main building to be served by such parking unless otherwise provided for herein.
- e. Unless otherwise regulated in another section of this chapter, driveways shall not be located closer than five feet to the side or rear lot line.

(6) Off-street parking shall not be provided for any use or to any party other than a resident or visitor of the site.

(7) Signage shall be provided where parking spaces are to be reserved for residents.

C. Signage. The following sign types shall be permitted.

- (1) Monument sign, subject to the below standards:
  - (a) Maximum number: one (1) sign per driveway entrance.
  - (b) Maximum sign face area: 40 square feet on each side, not including the area of the supporting structures.
  - (c) Maximum height from grade: 8 feet.
  - (d) Minimum setback from property lines: 10 feet.
  - (e) Such sign shall not be internally illuminated, but may be illuminated by shielded LED Halo Lighting or shielded landscape lighting, either directly or indirectly.
- (2) Building mounted sign, either wall mounted, or canopy mounted, subject to the below standards:
  - (a) Maximum number: one (1) sign.
  - (b) Maximum sign face area: 1.5 square feet in area for each one foot of linear width of the building wall on which the sign is to be located, provided that no sign may exceed 40 square feet.
  - (c) Maximum projection from surface of building: 18 inches, provided that where a sign extends more than 3 inches from the face of the

wall the bottom edge of the sign shall not be less than 10 feet from the ground or have a vertical dimension in excess of 5 feet.

- (d) Maximum projection from canopy: 3 inches.
- (e) Maximum height from grade: 25 feet.
- (f) Such sign shall not be internally illuminated but may be illuminated by shielded LED Halo Lighting or shielded landscape lighting, either directly or indirectly.

D. Design Standards. The design standards of the AHD-6 Affordable Housing District shall be consistent with the standards of 430-350D but only to the extent appropriate for the site and only if not inconsistent with the express standards of this ordinance, except that the following shall not apply: §430-350D.(1)(b)[1], [2]b, and [3]; §430-350D.(1)(d) and §430-350D(2). In lieu of the standards noted in §430-350D.(3)(b)[11], retaining walls are permitted in required buffers if said retaining walls do not exceed a height of 6 feet.

E. Accessory buildings and structures: All accessory buildings and structures shall be subject to the standards set forth at § 430-13. Architectural design and materials used in the construction of accessory buildings and structures shall conform to those used in the construction of principal buildings.

F. In lieu of the steep slope disturbance standards established in Article XLVI, Critical Slope Areas, Regulations for Critical Slope Areas in section 430-345A, the following steep slope disturbance criteria shall apply for the AHD-6 zone district. These standards are in recognition of existing prior disturbance and relationship to existing grades.

<u>Slope Category (percent)</u>	<u>Max. Area of Disturbance</u>
15% to 19.99%	3,000 sf
20% to 24.99%	3,000sf
25% or greater	6,000 sf

**Section 5.** If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

**Section 6.** In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township of Parsippany-Troy Hills, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised

General Ordinances of the Township of Parsippany-Troy Hills are hereby ratified and confirmed, except where inconsistent with the terms hereof.

**Section 7.** The Township Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this ordinance to the Morris County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required).

**Section 8.** After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of Parsippany-Troy Hills for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Township Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

**Section 9.** This Ordinance shall be presented to the Mayor for his approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40:69A-149.7. If the Mayor fails to return this Ordinance with either his approval or objection to same within ten (10) days after it has been presented to him, then this Ordinance shall be deemed approved.

**Section 10.** This Ordinance shall take effect immediately upon (1) adoption; (2) approval by the Mayor pursuant to N.J.S.A. 40:69A-149.7; (3) publication in accordance with the laws of the State of New Jersey; and (4) filing of the final form of adopted ordinance by the Clerk with (a) the Morris County Planning Board pursuant to N.J.S.A. 40:55D-16, and (b) the Township Tax Assessor as required by N.J.S.A. 40:49-2.1.



