

TOWNSHIP OF WEST WINDSOR
MERCER COUNTY, NEW JERSEY

ORDINANCE 2026-04

TOWNSHIP OF WEST WINDSOR ORDINANCE TO
AMEND AND SUPPLEMENT CHAPTER 200
OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)
BY CREATING THE R-5F ZONING DISTRICT (200-189.5)

BE IT ORDAINED by the Township Council of the Township of West Windsor, County of Mercer, State of New Jersey, as follows:

Section 1. Chapter 200 of the Code of the Township of West Windsor, Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, Establishments of Districts; General Conditions, Section 200-142, Establishment of Zoning Districts, is hereby amended by adding after the line “R-5E Residence Affordable Housing” the following:

R-5F Residence Affordable Housing

Section 2. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, Establishment of District; General Conditions, Section 200-143, Zoning Map, is amended to read as follows:

The boundaries of said zoning district is hereby established as shown on the Zoning Map, Township of West Windsor, dated July 12, 2021, and revised through March 9, 2026, which, with all explanatory matter thereon, is hereby adopted and made part of this Part IV. An official copy of said Map, indicating the latest amendments shall be kept up to date in the Office of the Land Use Manager for the use and benefit of the public and shall have the most current revision date shown thereon. The Zoning Map for that shall be the official reference as to the current zoning classification of the land within the boundaries of the Township of West Windsor.

Section 3. The Zoning Map of the Township of West Windsor is hereby amended to change the zoning designation of a Block 86 and a portion of Lot 58.02 to the R-5F District as shown on the attached condo plan.

Section 4. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVII, Use and Bulk Regulations for Residence Districts, is hereby amended by adding the following new Section 200-189.5.

§ 200-189.5 R-5F Residence District use, bulk and other regulations.

- A. Purpose. The R-5F Residence (R-5F) District is intended to encourage the production of very -low, low-, and moderate -income housing units in conformance with the latest procedural and substantive rules for affordable housing, as determined by the courts or other applicable authority, by permitting an inclusionary multifamily development subject to the following regulations.

- B. Principal permitted uses. In the R-5F District, no building or premises shall be used, and no building shall be erected or altered which is arranged, intended, or designed to be used except for one or more of the following uses:
 - (1) Multi-family dwellings. The residential units shall be subject to a twenty-five percent (25%) low-and moderate-income housing set aside in accordance with Subsection G.

- C. Permitted accessory uses.
 - (1) Recreational, clubhouse, swimming pool, recycling buildings, and open space facilities, including, but not limited to, walkways, courtyards, plazas, community centers , and community gardens.
 - (2) Amenity space on the ground floor of buildings for use by residents.
 - (3) Off-street parking and loading designed in an aesthetically appealing manner in terms of layout and materials.
 - (4) Signs.
 - (5) Street furniture, planters, approved public art elements, gazebos, park shelters, information kiosks, and waste/recycling receptacles.
 - (6) Fences and walls which shall complement the architectural style, type and design of the building and the overall project design. Such fences and walls shall be constructed in accordance with a fence and wall design plan approved by the board of jurisdiction.

- (7) Decks, patios and terraces, which shall complement the architectural style, type and design on the building and the overall project design. Such features shall be constructed in accordance with a deck, patio and terrace design plans approved by the board of jurisdiction.
 - (8) Garages for use by residential tenants.
 - (9) Accessory uses and buildings customarily associated with residential uses.
- D. Minimum tract size. The entirety of the district, which shall be planned and developed in a comprehensive manner as a single integrated entity with one development application showing the proposed development for the entire district.
- E. Maximum permissible development density. 24 units per acre as measured by the district boundary line, which shall result in a maximum of 35 residential units.
- F. Maximum improvement coverage. The maximum improvement coverage shall be sixty-five percent (65%) of the district.
- G. Twenty-five percent of the residential component shall be low-and moderate-income housing meeting all of the applicable standards and requirements for affordable units, including those set forth in Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et seq., and Section 200-237 of the Code. At least fifty percent (50%) of the affordable units shall be made affordable to low-income households and at least thirteen percent (13%) of affordable units shall be made affordable to very low-income households earning thirty percent (30%) or less of the regional median household income by household size, which very low-income units shall be included as part of the low-income requirement. The remaining affordable units shall be made affordable to moderate-income households. The affordable units shall be located on site and shall be reasonably dispersed throughout each residential building phased in accordance with the affordable housing construction schedule set forth in N.J.A.C. 5:97-6.4(d). The state-wide non-residential development fee shall apply to the non-residential portion of the development to the extent it includes other than residential uses.
- H. Building standards.
- (1) Building heights shall not exceed four (4) stories and sixty (60) feet.

- (2) Yard dimensions:
 - [a] Front yard. Thirty (30) feet.
 - [b] Side yard: Forty (40) feet.
 - [c] Rear yard: Forty (40) feet.
- I. Required off-street and on-street parking. The number of residential parking spaces shall conform to the requirements of the Residential Site Improvement Standards (RSIS).
- J. Safe and secure (enclosed) bicycle parking shall be provided.
- K. Architectural design standards and guidelines.
 - (1) Buildings shall generally relate in scale to the surroundings buildings. Buildings shall reflect a continuity of treatment obtained by maintaining the building scale or by subtly graduating changes; by maintaining base courses; by extending horizontal lines of fenestration; and by reflecting select architectural styles and details, design themes, building materials, and colors used in surrounding buildings.
 - (2) Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections such as balconies, canopies, and signs, recesses, and changes in floor level, shall be used in order to add architectural interest and variety and to relieve the visual effect of a simple, long wall. Similarly, roofline offsets, dormers, or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.
 - (3) The architectural treatment of the front façade shall be continued in its major features around all visible exposed sides of a building. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors, and details. Blank wall or service area treatment of side and rear elevations visible from the public views is discouraged.
 - (4) Fenestration shall be architecturally compatible with the style, materials, colors, and details of the building. Windows shall be vertically proportioned

wherever possible. To the extent possible, upper-story windows shall be vertically aligned with the location of windows and doors on the ground level.

- (5) All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades or others, where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors and details of the building as a whole, as shall the doors.
- (6) Heating, ventilating and air-conditioning (HVAC) systems, utility meters and regulators, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated or placed to be, as much as possible, inconspicuous as viewed from the public right-of-way and adjacent properties.
- (7) Street furniture such as benches, streetlamps, bicycle racks, receptacles for litter, including mandatory recycling receptacles, bus stops, landscape planters and hanging baskets shall be provided, if applicable. A standard street furnishing plan shall be established for the entire district. Options shall be established in order to permit variety. Furnishings manufactured from recycled materials shall be considered. Furnishings manufactured from local or regional sources shall be considered.

L. Snow storage and removal. Procedures for snow storage and removal shall be identified on the site plan.

Section 5. In the event of any conflict between the provisions and requirements of this section and the provisions and requirements of any other section of this chapter, the provisions and requirements of this section shall govern.

Section 6. This ordinance shall take effect twenty days after action or inaction by the Mayor as approved by law, or an override of a mayoral veto by the Council, whichever is applicable; upon filing with the Mercer County Planning Board; and upon publication according to law.

Introduction:

Planning Board Approval:

Public Hearing:

Adoption:

Mayor Approval:

Effective Date:



GRAPHIC SCALE
 1" = 10.00'
 1" = 11.44'
 1" = 12.80'

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
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WOODMONT WEST WINDSOR

TOWNSHIP OF WEST WINDSOR
 NEW JERSEY

BLK 46, LOT 46-52
 TAX MAP 46-52-7-04
 3.25 ACRES

CONDOMINIUM PLAN

DATE: 10/20/24
 SHEET: 1 OF 1
 PROJECT: WOODMONT WEST WINDSOR
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

