

TOWNSHIP OF WEST WINDSOR
MERCER COUNTY, NEW JERSEY

ORDINANCE 2026-05

TOWNSHIP OF WEST WINDSOR ORDINANCE TO
AMEND AND SUPPLEMENT CHAPTER 200
OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)
BY CREATING THE BULK & USE STANDARDS IN THE R-5G ZONING DISTRICT (200-189.6)

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-5F Residence Affordable Housing” the following:

R-5G 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 Block 7 Lots 9.01 and 31 to the R-5G District.

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 200-189.6.

§ 200-189.6 R-5G Residence District use, bulk and other regulations.

- A. Purpose. The R-5G Residence (R-5G) 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-5G 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 including townhouses and stacked townhouses. 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, landscaping, lighting 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 zoning 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. 15.2 units per acre, which shall result in a maximum of 80 residential units.
- F. Maximum improvement coverage. The maximum improvement coverage for the district shall not exceed seventy percent (70%).
- 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 three (3) stories and forty (40) feet.

(2) Yard dimensions:

- [a] Front yard. Thirty-five (35) feet, as measured to the curb line of Alexander Road.
- [b] Side yard: There shall be an average side yard setback of thirty-five (35) feet as measured to a single property line, provided that no portion of any building shall have a side yard setback of less than twenty-five (25) feet.
- [c] Rear yard: Thirty-five (35) feet.
- [d] To promote architectural diversity, upper-story projections may encroach no more than two (2) feet into any required yard.
- [e] Retaining walls and fences may be located in any required yard, provided they are buffered to the satisfaction of the Township Landscape Architect.

- I. Individual lot requirements. There shall be no limitation on maximum improvement coverage for individual lots within the R-5G District. Lot widths, frontages, rear yards, side yards, front yards, lot dimensions, parking lot locations and building distances may be freely arranged and disposed of within the District. A lot need not front on a street and there are no minimum building distances for individual lots in the same building. The intent of this provision is to permit individual buildings and/or associated parking areas to exist as separate lots either through subdivision or via condominium arrangements. However, each individual lot shall be subject to and may only be improved in accordance with the final subdivision and/or site plan approval for the R-5G District in accordance with these district regulations. The board of jurisdiction shall condition final approval upon submission by the applicant and approval by the board attorney of a declaration of covenants and restrictions or other suitable instrument setting forth the mechanisms by which and providing adequate assurances that security, outside cleaning and other routine external maintenance, external repainting, maintenance of the common open space, garbage collection, snow removal and other appropriate items will be provided.
- J. 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).

- K. Safe and secure (enclosed) bicycle parking shall be provided.
- L. Architectural and site design standards. In addition to the standards applicable to all districts and the goals and policies, and in lieu of the standards established in § 200-30A and § 200-36B(2), the following shall apply.
- (1) Buildings shall reflect a continuity of treatment through the district, obtained by maintaining the building scale or by subtly graduating changes; by maintaining base courses; by maintaining cornice lines in buildings of the same height; by extending horizontal lines of fenestration (windows); and by reflecting architectural styles and details, design themes, building materials and colors used in surrounding buildings. To the extent possible, upper-story windows shall be vertically aligned with the location of windows and doors on the ground level.
 - (2) Signage and lighting shall be designed in a manner complementary to the building's architecture.
 - (3) Pitched roofs (5/12 to 12/12) are recommended. Both gable and hipped roofs shall provide overhanging eaves on all sides that extend a minimum of one foot beyond the building wall. Generally, flat and mansard-type roofs should be avoided; however, such roof treatments may be allowed if the architectural detail, style, proportion and massing is complementary of adjacent structures and consistent with a small-scale village character. Buildings may have flat roofs, provided that all visibly exposed walls have an articulated cornice that projects horizontally from the vertical building wall plane
 - (4) A maximum of eight (8) stacked townhouse units totaling 16 units in a single row with a minimum offset of two to four feet between every two dwelling units are encouraged. The front facade of no more than five (5) dwelling units should be permitted in a straight line. Buildings shall not exceed a length of 200 feet.
 - (5) A minimum distance of 25 feet shall be established between buildings, exclusive of architectural accents including but not limited to nooks, notches, or bays.
 - (6) Each dwelling unit shall have not less than two exposures (i.e. two window walls)

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

Section 5. The Township shall dedicate portions of the ROW to the developer, and the developer shall dedicate portions of the ROW to the Township, in accordance to the exhibit attached herein.

Section 6. 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 7. 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: