



ORDINANCE 2016-25

Amending and Supplementing Chapter 62, Land Use, of the Township Code of the Township of South Brunswick Regarding Architectural Designs for Multi-Family Housing

WHEREAS, the Township of South Brunswick maintains the Township Code of the Township of South Brunswick; and

WHEREAS, the Township's Director of Planning has recommended that changes be made to Section 62-206, Mixed Residential Cluster Development, regarding architectural designs for multi-family housing; and

WHEREAS, the Township Council believes that it is in the best interest of the health, safety and general welfare of the residents of the Township to implement such changes;

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of South Brunswick, County of Middlesex, State of New Jersey that the Code of the Township of South Brunswick, specifically Chapter 62, Land Use, be and is hereby amended and supplemented as follows, with deletions in strikethrough and additions in underline:

Sec. 62-206. - Mixed residential cluster developments.

Residential design and performance standards within and without mixed residential cluster developments shall be as follows:

- (1) Minimum dwelling size. The minimum gross floor area for all dwellings shall meet the following floor area requirements or minimum floor area regulations as specified by the United States Department of Housing and Urban Development Minimum Property Standards provisions, whichever is less restrictive:
 - a. Efficiency units: 500 square feet.
 - b. One-bedroom units: 600 square feet.
 - c. Two-bedroom units: 800 square feet.
 - d. Three-bedroom units: 1,000 square feet.
 - e. Four-bedroom or more units: 1,200 square feet, plus 200 square feet per additional bedroom.
- (2) Single-family dwellings. Design and performance standards for single-family dwellings shall be as follows:
 - a. Not more than one single-family dwelling shall be located on any one individual lot.
 - b. No single-family dwelling shall be constructed, erected, altered or used which is so markedly incongruous or inharmonious with the character of the neighborhood as to materially decrease the value of adjacent or nearby property. The architectural character of each single-family home shall be compatible in color, style, size and facade materials

with other homes in the same neighborhood.

- c. The following are the minimum area, yard and density requirements for single-family dwellings located within a mixed residential cluster development.
 - 1. The minimum lot size shall be 7,500 square feet.
The minimum lot width shall be 75 feet. The minimum lot depth shall be 100 feet.
 - 3. No building shall be closer than 25 feet to the street line. The minimum side yard shall be ten feet, and the minimum rear yard shall be 25 feet.
 - 4. No more than five single-family dwellings shall occupy any one acre in a mixed residential cluster development.
 - 5. Adequate on-site parking must be provided on the same lot on which a dwelling is situated.

(3) Patio dwellings. Design and performance standards for patio dwellings shall be as follows:

- a. Not more than one single-family detached patio dwelling shall be located on any one individual lot.
- b. No patio dwelling shall be constructed, erected, altered or used which is so markedly incongruous or inharmonious with the character of the neighborhood as to materially decrease the value of adjacent or nearby property; whereas the architectural character of each patio home shall be compatible in color, style, size, or facade materials with other homes in the same neighborhood.
- c. Patio homes may only be permitted, at the discretion of the municipal agency, after an applicant has demonstrated that adequate usable yard areas have been preserved and the ultimate housing product is an affordable alternative to traditional single-family detached homes, without the compromise of quality, design or amenities. Units shall be designed to provide maximum safety and privacy for residents.
- d. The following are the minimum area, yard and density requirements for patio dwellings located within a mixed residential cluster development:
 - 1. The minimum lot size shall be 5,000 square feet. However, no more than 75 percent of the lots in a patio cluster shall be built upon the minimum lot size. The minimum lot depth shall be 100 feet.
No building shall be closer than 15 feet to any street line.
 - 3. No more than four patio homes shall be grouped together. Groupings shall be separated by a minimum of 15 feet.
 - 4. Adequate fire and emergency access must be provided to the front and rear of all buildings.
 - 5. No more than seven patio dwellings shall occupy any one acre in a mixed residential cluster.
 - 6. Adequate on-site parking must be provided on the same lot on which a dwelling is situated.

(4) Townhouse attached dwellings. Design and performance standards for townhouse attached dwellings shall be as follows:

- a. A "townhouse attached dwelling" shall be a residential structure with common walls, without common ceilings or floors, consisting of two or more dwellings.
- b. No townhouse dwelling shall be constructed, erected, altered or used which is so markedly incongruous or inharmonious with the character of the neighborhood as to materially decrease the value of adjacent or nearby property. The architectural character

of each townhouse shall be compatible in color, style, size and facade materials with other homes in the same neighborhood. Units shall be designed to provide maximum safety and privacy for residents.

- c. The front facade of any townhouse structure shall not consecutively continue on the same plane for more than two units and shall incorporate architectural features that provide variations in the facade to create a desirable visual environment.
- d. The width of each townhouse unit shall be not less than twenty (20) feet.
- e.e. The following are the minimum area, yard and density requirements for townhouses within a mixed residential cluster development:
 - 1. Minimum tract size for like units shall be ten acres where the tract shall have a minimum frontage of 350 feet on an approved public street.
The maximum building coverage shall be 20 percent of the total land area of the tract.
 - 3. The minimum lot size shall be 2,000 square feet. The minimum lot width shall be ~~18~~ 20 feet.
 - 4. No building shall be closer than ten feet to any street line or parking area.
 - 5. No more than eight townhouse homes shall be grouped together. Groupings shall be separated by a minimum of 25 feet.
 - 6. Adequate fire and emergency access must be provided to the front and rear of all dwellings.
 - 7. No more than eight townhouses shall occupy any one acre in a mixed residential cluster average tract.
- ~~d~~f. Each townhouse shall contain a minimum of two means of access.
- e. g. Each townhouse shall contain storage space in an amount and of a design which meets or excels the Department of Housing and Urban Development Minimum Property Standards.
- ~~f~~ h. Each townhouse shall contain separate and complete kitchen and bathroom facilities.
- ~~g~~ i. In townhouse buildings, provision shall be made so ~~that television antenna equipment~~ telecommunications equipment will be built into the building. No individual ~~antenna device~~ shall be permitted to be erected on the roof.
- ~~h~~ j. A party wall, constructed of a minimum eight-inch-thick solid masonry wall meeting the roof sheathing, shall be placed between every townhouse dwelling (~~BOCA-~~ IBC approved equivalent).
- k. Each townhouse unit shall have a private ground patio or upper-floor deck area accessible directly from the rear or side of the unit having a total area of at least (80) square feet.

(5) Multifamily dwellings. Design and performance standards for multifamily dwellings shall be as follows:

- a. A "multifamily dwelling" shall be a residential structure with common walls, ceilings or floors, occupied by more than two families.
- b. No multifamily structure shall be constructed, erected, altered or used which is so markedly incongruous or inharmonious with the character of the neighborhood as to materially decrease the value of adjacent or nearby property. The architectural character

of each multifamily structure shall be compatible in color, style, size and facade materials with other homes in the same neighborhood. Units shall be designed to provide maximum safety and privacy for residents.

c. Sites shall be designed to avoid monotony and to reduce the appearance of excessive building mass.

1. Building axis or setback shall be varied as viewed along driveways avoiding repetition along any 600-foot segment.

Building architecture shall be varied by changes in roofline, projections, texture, fenestration and material.

3. There shall be no blank walls on the exterior of buildings. Such variation shall be introduced at least every fifty (50) feet along the building façade. Materials permitted may include brick, stone, masonry, finished wood, wood siding and fiber reinforced cement siding (Hardie Board) as deemed acceptable by the Board. Stucco materials and vinyl siding shall not be permitted.

4. Architecture of buildings shall be varied so as to result in the appearance of clustered or attached individual dwellings.

5. Unit entries shall be clustered and provided with covered alcoves or enclosed foyers.

6. Landscaping shall be varied to provide a sense of place by including distinctive tree copses, plazas or other major landforms.

d. Common facilities shall be provided for each building.

1. All telecommunications equipment shall be built into the building to eliminate individual equipment from being erected on the roof. Not more than one common device may be used for each building.

There shall be a trash and recyclables storage area completely surrounded by a six-foot-high solid architectural fence with front solid gates. All outside trash shall be stored in this area and shall not be in public view over the fence height. All similar accessory appurtenances, such as propane tanks, shall be similarly enclosed.

3. Each application for multifamily residential development shall include provisions for the collection, deposition and recycling of recyclable materials. Each multifamily development must provide bins in convenient locations or locations in a common area as drop-offs for storing recyclables until collection occurs. The holding area(s) shall provide for truck access and loading. The holding area(s) shall be of sufficient size and contain other attributes such as signage and lighting as may be determined by the Municipal Recycling Coordinator.

4. Each multifamily structure shall contain, for each dwelling unit, 50 cubic feet of common storage area for bicycles, carriages, etc., to be located on the ground floor.

5. Each multifamily dwelling unit shall contain storage space in an amount and of a design which meets or exceeds the Department of Housing and Urban Development Minimum Property Standards.

6. Laundry washing and drying machines shall be located in the basement of a multifamily structure, in sufficient quantities to service the dwelling units in the structure.

e. A recreation area to serve the needs of the anticipated project of the development shall be provided and shall consist of at least the following:

1. A fenced-off play lot, including play equipment shall be provided. The fenced-off area shall be not less than 80 square feet per dwelling unit, with a minimum size of 2,500 square feet.
- f. Buildings, other provisions.
1. Courtyards, whether open or closed, shall maintain an average width of 50 feet with a minimum width of 35 feet. Passageways less than 25 feet in length leading through or between buildings to connect yards or courtyards shall not be considered to be courtyards.
Each building shall be surrounded by an open area extending a minimum distance of ten feet from its perimeter. No other building, buffer, street, drive or parking area shall be within this area except when integral to interior parking.
 3. Passageways shall be provided through or between buildings.
 - (a) A six-foot-wide passageway shall be provided for pedestrian access every 175 feet.
 - (b) A 12-foot-wide passageway shall be provided for pedestrian access every 300 feet.
 - (c) A 25-foot-wide passageway shall be provided for vehicular access every 600 feet.
- e. g. The following are the minimum area, yard and density requirements for multifamily structures within and without a mixed residential cluster development:
1. Minimum tract size for like units shall be 15 acres where the tract shall have a minimum frontage of 400 feet on an approved public street.
The maximum building coverage shall be 25 percent of the total land area of the tract.
 3. No building shall be closer than ten feet to any street line or parking area.
 4. Multifamily structures shall be separated by a minimum of 30 feet.
 5. Adequate fire and emergency access must be provided to the front and rear of all multifamily structures.
 6. No more than 15 multifamily dwellings shall occupy any one acre average over the tract.
 7. There shall be a minimum of four units per multifamily structure.
- ~~e. h. All access ways must comply with BOCA- IBC-regulations.~~
- ~~e. Each multifamily structure shall contain, for each dwelling unit, 50 cubic feet of common storage area for bicycles, carriages, etc., to be located on the ground floor.~~
- ~~f. Each multifamily dwelling unit shall contain storage space in an amount and of a design which meets or exceeds the Department of Housing and Urban Development Minimum Property Standards.~~
- ~~g. Laundry washing and drying machines shall be located in the basement of a multifamily structure on each dwelling unit.~~
- i. No bedrooms shall be permitted in any basement area.

II. If any clause, sentence, paragraph, section or part of this ordinance or any other codes or ordinances incorporated herein shall be adjudged by any court of competent jurisdiction to be invalid,

such judgment shall not effect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section or part thereof, directly involved in the controversy in which said judgment shall have been rendered.

III. This ordinance shall become effective twenty (20) days after its final passage.

The above ordinance was introduced and passed on first reading at a regular meeting of the Township Council of the Township of South Brunswick held on July 26, 2016, and will be considered on second and final reading and final passage at a regular meeting of the Township Council of the Township of South Brunswick to be held at the Municipal Building, Monmouth Junction, New Jersey, at 7:30 p.m. on August 23, 2016, at which time and place any person having an interest therein will be given an opportunity to be heard.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chris Killmurray, Deputy Mayor
SECONDER:	Joseph Camarota, Councilman
AYES:	Joseph Camarota, Josephine "Jo" Hochman, Chris Killmurray, Frank Gambatese
ABSENT:	Charlie Carley

This is to certify that the foregoing is a true copy of a Ordinance Adopted at the South Brunswick Township Council meeting held on August 23, 2016.


Barbara Nyitrai, Township Clerk