

ORDINANCE 2026-06

AN ORDINANCE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY TO AMEND CHAPTER 30 “LAND DEVELOPMENT”, TO ADD THE AH-1 AFFORDABLE HOUSING 1 ZONE.

BE IT ORDAINED by the Mayor and Committee of the Township of Chatham, in the County of Morris and State of New Jersey that Chapter 30 (Land Development) of the Code of the Township of Chatham is hereby amended or supplemented as follows:

PURPOSE

The purpose of this Ordinance is to Amend *Chapter 30* of the *Land Development* to add a Section 30-79.2 Affordable Housing-1 (AH-1).

Unless otherwise indicated these regulations and standards are the only standards that apply to this zoning district.:

SECTION 1: That Chapter 30, Land Development Regulations, Section 30-79.2 Affordable Housing-1 (AH-1) shall be added as follows:

30-79.2 Affordable Housing-1 (AH-1)

- a. Purpose: The AH-1 Zone is intended to provide for development of 100% affordable dwelling units. The AH-1 Zone shall provide for a minimum of 3 non age-restricted rental units.
- b. Location. The AH-1 Zone is applicable to a portion of Block 48.16, Lot 117.27 as generally depicted on the attached map.
- c. Permitted uses. The following principal uses shall be permitted:
 - 1. Multi-family rental housing.
- d. Accessory Uses Permitted. The following accessory uses and structures shall be permitted provided they are located on the same premises as the principal use or structure to which they are accessory and are located in the rear or side yard:
 - 1. Accessory uses on the same lot with and customarily incidental to, any of the above permitted uses.
 - 2. Surface parking area and garages.
 - 3. Active and passive recreational amenities.
- e. Development Standards
 - 1. Maximum height: 2 ½ stories or 35 feet
 - 2. Maximum building coverage: 20%
 - 3. Maximum Lot Coverage: 40%
 - 4. Minimum front yard setback: 15 feet
 - 5. Minimum side yard setback: 5 feet
 - 6. Minimum rear yard setback: 50 feet
 - 7. Lighting for parking areas and driveways shall not exceed twelve (12) feet in height.

8. All refuse and recycling storage shall be fully enclosed and screened within a masonry refuse enclosure that is a minimum of 6 feet in height on all sides and shall contain façade materials that are consistent with the materials used for the principal structure or within the principal structure.
9. Compliance with Residential Site Improvement Standards (N.J.A.C. 5:21) is required.
10. Building Design.
 - a. Buildings shall be required to incorporate high-quality architectural features that are characteristic of and complimentary to significant buildings reflecting the traditional architecture in the residential zoning districts. The applicant for any development shall demonstrate such design by providing examples of and comparisons with existing high-quality architecturally significant buildings.
 - b. All HVAC and mechanical equipment shall be adequately screened from view from the public right-of-way or residential dwellings.
11. Affordable Housing.
 - a. The AH-1 Zone shall provide a minimum of three (3) rental units. Affordable units in said projects must be affordable to very low, low- and moderate-income households in accordance with the Township’s Affordable Housing Ordinance, the Township’s Housing Element and Fair Share Plan, any applicable Order of the Court, 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 applicable New Jersey Committee on Affordable Housing (COAH) Prior Round regulations, N.J.A.C. 5:93-1 et seq.
 - b. The rental affordable housing units shall provide for the split between very low, low and moderate income housing providing a minimum of thirteen percent (13%) of the affordable units within each bedroom distribution as very low-income units at thirty percent (30%) of the median income, thirty-seven percent (37%) of the affordable units within each bedroom distribution as low-income units, with the fifty percent (50%) balance of units within each bedroom distribution allowed to be moderate-income units. Said affordable housing will also comply, pricing and rent of units, affirmative marketing, minimum affordability controls set by deed restriction in accordance with UHAC and the Township’s Affordable Housing Ordinance.
 - c. The Township designated Affordable Housing Administrative Agent, or a qualified Administrative Agent selected by the Developer, shall be responsible to affirmatively market, administer and certify the occupant of each on-site affordable unit, in accordance with the Township’s affirmative marketing plan and applicable law, including the posting of all affordable units on the online New Jersey Housing Resource Center website, with all administrative costs to be paid by the Developer.

Introduced: February 24, 2026

TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY

Adopted:

Attest:

BY: _____
Jennfer Rowland, Mayor

Gregory J. LaConte, Clerk



**MUNICIPALLY SUPPORTED
100% AFFORDABLE HOUSING
BLOCK 48.16, LOT 117.27**

TOWNSHIP OF CHATHAM | MORRIS COUNTY
DATA SOURCES: Basemap, Google Earth; Flood Hazard Areas, FEMA; Other GIS Data, NJ DEP

