

LAND USE AND DEVELOPMENT

165 Attachment 6

Borough of Wharton

Schedule XI-3

Borough of Wharton Affordable Housing Overlay Zones

[Added 7-16-2018 by Ord. No. O-11-18]

- a. AH-3: Wharton Mall (Block 106, Lot 23). This overlay zone may be utilized when redeveloping the site or rehabilitating the site to include a residential component in one or more mixed-use structures. The overlay zone provides for a residential density of 15 dwelling units per acre. If residential units are proposed, a minimum of 15% would be dedicated to low-/moderate-income housing in the case of rental units, and a minimum of 20% would be dedicated to low-/moderate-income housing in the case of for-sale units. The affordable units are subject to §§ 165-111 through 165-123 of the Borough's Ordinances.
- b. AH-4: North Main Street (Block 102, Lots 48, 49 and 50). This overlay zone may be utilized when redeveloping the site or rehabilitating the site to include a residential component in one or more mixed-use or multifamily structures. The overlay zone provides for a residential density of 15 dwelling units per acre. If residential units are proposed, a minimum of 15% would be dedicated to low-/moderate-income housing in the case of rental units and a minimum of 20% would be dedicated to low-/moderate-income housing in the case of for-sale units. The affordable units are subject to §§ 165-111 through 165-123 of the Borough's Ordinances.
- c. AH-OO: Overall Overlay Zone. This municipal-wide overlay zone may be utilized when any parcel that is rezoned, receives a density variance and/or is developed/redeveloped at a density of greater than six dwelling units per acre and a total of 20 units or more are created, then an affordable housing set-aside must be provided. In the event that the units are rental units, the affordable housing set-aside would be 15%. In the event that the units are for sale, the affordable housing set-aside would be 20%. The proposed overlay zones would not permit age restrictions on affordable units which are set aside. The affordable units are subject to §§ 165-111 through 165-123 of the Borough's Ordinances.