

**AN ORDINANCE OF THE TOWNSHIP OF ABERDEEN TO AMEND CHAPTER 25
“LAND DEVELOPMENT” TO ESTABLISH THE INCLUSIONARY DEVELOPMENT
DISTRICT C OF THE TOWNSHIP ZONING CODE.**

WHEREAS, As per the Amended Fair Housing Act, the Township has an affordable housing obligation to meet its fair share of the regional need for low and moderate income households; and

WHEREAS, the Township’s Planning Board has adopted a Housing Plan Element and Fair Share Plan intended to describe the mechanisms through which the Township will satisfy its fair share housing obligation; and

WHEREAS, said Housing Plan Element and Fair Share Plan recommends amendments to the Township zoning code to provide a realistic opportunity for the construction of low and moderate income housing; and

WHEREAS, the Township wishes to enact said amendments as recommended by the Housing Element and Fair Share Plan; and

Section 1.

A new section 25-4.21 Inclusionary Development District C shall be created.

A. Purpose.

B. Principal Permitted Uses on the Land and in Buildings.

1. Apartment dwellings
2. Townhouse dwellings

C. Accessory Uses Permitted:

1. Signs;
2. Fences, walls, and retaining walls;
3. Off-street parking and private garages;
4. Electric car charging stations;
5. Community clubhouses;
6. Garbage/Recycling enclosures;
7. Patios, decks, terraces, or balconies;
8. Rain gardens;
9. Pools functioning as a community association amenity;
10. Sheds and storage structures;
11. Utilities, including roof mounted solar panels;
12. Outdoor recreation facilities;
13. Stormwater management basins and facilities;
14. Any use or structure that is customary and incidental to the principal use of the property.

D. The minimum tract area shall be 4.0 acres

E. The maximum permitted residential density shall be 12 units per acre.

F. Dimensional standards:

1. Development projects with subdivision to create individual lots for dwellings:

Bulk Standard	Townhouses	Multi-family
Lot Standards		
Minimum Lot Area	2,000 sq.ft. per unit	30,000 sq.ft.
Minimum Lot Width	20 feet per unit	100 feet
Minimum Lot Depth	100 feet	200 feet
Maximum Lot Coverage	75%	40%
Maximum Building Coverage	60%	25%
Principal Structures		
Minimum Front Yard Setback	25 feet	50 feet
Minimum Side Yard Setback	20 feet between buildings	30 feet
Minimum Rear Yard Setback	25 feet	30 feet
Maximum Height	3.5 Stories / 40 feet	3 Stories / 40 feet
Accessory Structures		
Maximum Height	15 feet	15 feet
Minimum Side Yard Setback	3 feet	10 feet
Minimum Rear Yard Setback	5 feet	10feet

2. Development with no subdivision and one single parcel: Where attached single-family (townhouse) dwellings, or multi-family dwellings are proposed as condominium units and individual lots will not be provided for each building, the following minimum standards and building separation requirements shall apply:

- i. Maximum Impervious Lot Coverage – 40 percent
- ii. Front to Front – 60 feet
- iii. Front to Side – 40 feet
- iv. Front to Rear – 60 feet
- v. Side to Side – 50 feet
- vi. Side to Rear – 40 feet
- vii. Rear to Rear – 40 feet

G. A landscape buffer with a minimum width of 25 feet shall be provided around the perimeter of the tract.

H. Off-street parking shall be provided in accordance with the New Jersey Residential Site Improvement Standards.

I. Additional Requirements:

1. No accessory structures shall be permitted within a front yard area.
 2. All development must provide for active or passive recreation facilities for residents at a minimum ratio of 50 square feet per dwelling unit.
 3. Any development may contain a common club house or amenity space for the use of its residents and their guests. Such clubhouse shall be permitted to have a maximum building height of two stories or 35 feet.
 4. The roof of any clubhouse or community amenity facility may be utilized as additional community amenity space.
 5. Monument walls with or without signage, with maximum height of three feet, shall be permitted at any entrance to a residential development, provided that the wall does not interfere with any required sight distances.
 6. Patios, decks, terraces, or balconies may be permitted to encroach within any required rear or side yard setback, provided that no patio, deck, terrace, or balcony is set back less than 20 feet from any property line.
 7. Porches may encroach into the front yard area a maximum of 10 feet.
 8. Enclosed porches shall be prohibited from the front façade
 9. All stormwater management basins or other facilities shall be managed and maintained by a homeowners association.
- J. Affordable Housing Requirements. Any development shall provide a minimum set aside of 20% of the total number of dwelling units as low or moderate income housing. All affordable housing shall be developed in accordance with the requirements of Chapter 25-6.7 of the Township Code.

Section 2.

The Township's Zoning Map shall be amended so that Block 122, Lot 4 shall be placed within the Inclusionary Development C District, as established by this ordinance.

Introduced: February 19, 2026

Adopted: March 5, 2026