ORDINANCE O006-2026

WASHINGTON TOWNSHIP
GLOUCESTER COUNTY

AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, AMENDING CHAPTER 285 OF THE TOWNSHIP CODE TO ESTABLISH ARTICLE XXVIIF, ENTITLED "RAHI 1 RESIDENTIAL AFFORDABLE HOUSING INCLUSIONARY 1 DISTRICT," TO PROVIDE AFFORDABLE HOUSING UNITS TO BE DEVELOPED SUBJECT TO CERTAIN CONDITIONS AND REQUIREMENTS.

WHEREAS, the Township of Washington, Gloucester County, will satisfy its affordable housing obligation in accordance with the Mount Laurel IV regulations, the most recently adopted Housing Element and Fair Share Plan; and

WHEREAS, prior to the most recent Township of Washington Housing Element and Fair Share Plan, in 2025, the State of New Jersey provided a framework for municipalities to achieve constitutional compliance with regard to creating a realistic opportunity for producing a fair share of affordable housing for the Fourth Round; and

WHEREAS, N.J.S.A. 40:55D-62 provides the governing body with the power to create zoning districts and related requirements to effectuate the Husing Element and Fair Share Plan; and

WHEREAS, the Township Council recognizes the importance of providing a realistic opportunity to produce its fair share obligation for the Fourth Round and to allow for the opportunity of housing choices within the Township; and

WHEREAS, the most recently adopted Housing Element and Fair Share Plan and settlement agreement between the Township of Washington and the Fair Share Housing Center and Fieldstone at Ganntown Road, LLC, under Docket No.GLO-L-111-25 includes inclusionary developments to provide the Township with low- and moderate-income affordable units.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Washington, County of Gloucester, State of New Jersey, that Chapter 285 of the Township Cide, entitled "Zoning" shall be amended to add Article XXVIIE AHD Affordable Housing 1 District, as follows:

SECTION 1. Chapter 285 of the Township of Washington, entitled "Zoning" shall be amended to add the following:

Article XXVIIF RAHI 1 Residential Affordable Housing Inclusionary 1 District

§285-173.38 Purpose

It is the intent of this ordinance to permit an inclusionary development of up to 10 units per acre provided that 20 percent of the units are set-aside, affordable to and occupied by very low, low, and moderate-income households.

§285-173.39 Permitted Uses

In the RAHI 1 Residential Affordable Housing Inclusionary 1 District land, buildings or premises shall be used for the following:

A. Multi-family Residential.

B. Townhomes and stacked townhomes.

All development shall include an affordable housing set-aside of at least twenty percent (20%) in accordance with the requirements of this Chapter.

§285-173.40 Accessory uses

In the RAHI 1 Residential Affordable Housing Inclusionary 1 District the following accessory uses shall be permitted:

A. Sewage lift stations, pumping stations and similar utility uses.

B. Model homes or sales offices within a development during the period necessary for the sale of new homes.

C. Patios and Decks provided located to the rear of the main structure and comply with the rear and side yard setback requirements.

D. Fences provided that fences on residential lots shall only be permitted in the rear yard.

E. Any other accessory use that is customary, incidental and subordinate to the principal use.

§285-173.41 Area and bulk regulations

A. For townhouses:

1. Maximum Density: 10 units/acre

2. Minimum Common Open Space: 20%

3. Minimum. Tract Perimeter Setback: 50 ft. This setback can be reduced to 30 ft. adjacent to residential use.

4. Minimum Lot Area:
   (a) Exterior: 2,000 sf
   (b) Interior: 1,800 sf

5. Minimum Lot Width
   (a) Exterior: 25 ft.
   (b) Interior: 20 ft.

6. Minimum Front Yard Depth, Building Face to Property Line, sidewalk or curb if no sidewalk: 20 ft.

7. Minimum Rear Yard Depth, Face to Property Line or Curb/Structure: 20 ft. Decks and Patios may extend into the rear yard area by 10 feet and shall have a 3 feet side yard setback.

8. Minimum Side Yard Setback
   (a) Exterior: 5 ft.
   (b) Interior: 0 ft.

9. Maximum Building Height: 35 ft.

10. Minimum Distance Between Buildings: 24 ft.

11. Minimum Distance Parking Bays Face of Building: 20 ft.

12. Minimum Distance Parking Bays Rear of Building: 10 ft.

13. Maximum Number Townhouse Attached: 8

B. For multi-family:

1. Maximum Density: 10 units/acre

2. Minimum Common Open Space: 20%

3. Minimum. Tract Perimeter Setback: 50 ft. This setback can be reduced to 30 ft. adjacent to residential use.

4. Minimum Front Yard Depth, Building Face to Property Line, sidewalk or Curb if no sidewalk: 20 ft.

5. Minimum Rear Yard Depth, Building Face to Property Line, sidewalk, Curb if no sidewalk or Structure: 20 ft.

6. Maximum Building Height: 35 ft.

7. Minimum Distance Between Buildings: 26 ft.

8. Minimum Lot Width: 100 ft.

9. Minimum Side Yard Setback: 15 ft.

10. Maximum Building Height: 35 feet or three stories.

§285-173.42 Additional Regulations.

A. Promote development where the physical, visual, and spatial characteristics are established and reinforced through the consistent use of compatible urban design and architectural design elements. Such elements shall relate the design characteristics of an individual structure or development to other existing and planned structures or developments in a harmonious manner, relating in a coherent and overall development pattern and streetscape.

B. Promote the creation of places which are oriented to the pedestrian, promote citizen security, and social interaction.

C. When a subdivision of land is necessary within an overall tract for the purposes of transfer of title or financing, and the overall tract will be designed as an integrated development with the provision of shared access and driveways, shared parking, a unified architectural theme, a unified landscaping and signage plan, and a coordinated stormwater management plan; and when cross-easements are established to ensure that the entire tract will operate as one coordinated site, then the tract bulk and area requirements may be applied to the overall tract.

D. There must exist approved public water and public sewer systems, which shall be available to each lot prior to the issuance of the building permit.

E. All other applicable regulations of this chapter shall be followed as required.

SECTION 2. The following parcels shall be zoned RAHI 1 Residential Affordable Housing Inclusionary 1 District:

Block	Lot(s)
53	1.02
82.13	21 & 21.01
86	1
112.01	13
117	2
118	1
216	30 & 31.01

SECTION 3. The Zoning Map of the Township of Washington is hereby amended to incorporate the RAHI 1 Residential Affordable Housing Inclusionary 1 District.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 5. This Ordinance shall take effect after publication is required.

INTRODUCTION: February 25, 2026

Members	Motion	Second	Ayes	Nays	Abstain	Absent	Recuse
Yerkes		X	X				
Harris	X		X				
Pasqualone			X				
Brown			X				
Del Borrello						X	

TOWNSHIP OF WASHINGTON

By: Donald C. Brown, Jr.
Donald Brown, Jr., Council Vice President

I, Christine Ciallella, do hereby attest the above Ordinance **O006-2026** was introduced at the Township of Washington Meeting on February 25, 2026. A public hearing will occur on March 11, 2026 at 6:00PM.

ATTEST:

Christine Ciallella

Christine Ciallella, RMC, CMR
Township Clerk

ADOPTION: March 11, 2026

Members	Motion	Second	Ayes	Nays	Abstain	Absent	Recuse
Yerkes	X		X				
Harris		X	X				
Pasqualone			X				
Brown			X				
Del Borrello			X				

I, Christine Ciallella, do hereby attest the above Ordinance **O006-2026** was adopted at the Township of Washington Meeting on March 11, 2026 by Township Council after a public hearing which was scheduled for March 11, 2026. Said Ordinance shall take effect in accordance with the law.

ATTEST:

Christine Ciallella

Christine Ciallella, RMC, CMR
Township Clerk

On this 11 day of March 2026, I hereby approve the above Ordinance **O006-2026.**

ANTHONY DELLAPIA, MAYOR