

**ORDINANCE AMENDING ARTICLE V  
OF THE UNIFIED DEVELOPMENT ORDINANCE TO  
INCLUDE SUBSECTION 38.3 - GROWTH SHARE HOUSING**

**NOW, THEREFORE, BE IT ORDAINED** that Article V of the Unified Development Ordinance is hereby amended to include Section 38.3 - Growth Share Housing and shall henceforth read in its entirety;

**§38.3. Growth-Share Housing**

- A. All developments in the R-40, R-20, R-10, R-10A and R-6 zones shall be required to provide fifteen (15%) percent of the new units as affordable units.
- B. All units must be affordable to low- and moderate-income households and must meet all applicable criteria necessary to render the units creditworthy including, but not limited to, bedroom mix, the 50/50 low- and moderate-income housing split, phasing, affirmative marketing, and other applicable laws as set forth in *Mt. Laurel II*, 92 N.J. 158 (1983) and its progeny, the Fair Housing Act (*N.J.S.A. 52:27D-301, et seq.*), the regulations of the New Jersey Council on Affordable Housing (COAH) and other applicable laws as well as the COAH requirements of the Township.
- C. The minimum lot size for a COAH housing unit shall be 6,000 feet.
- D. The COAH housing units may be constructed as twins.
- E. Minimum street frontage: 25 feet.
- F. Yard regulations: The bidder or developer is urged to consider variations in the principal building position and orientation, but shall observe the following minimum standards:
  - 1. Front: 25 feet; garage door must be set back a minimum of 30 feet;
  - 2. Rear: 20 feet; and
  - 3. Side: 15 feet separation for principal buildings, with no side yard less than 7.5 feet. Except twin units, built to meet the Township's COAH requirements, will have zero side yard setback on the shared wall side (by definition).
- G. Maximum impervious coverage: 40% limit on each lot.
- H. Maximum height regulation: 35 feet.
- I. No less than fifty (50%) percent of the units so provided shall be designated as rental units.
- J. A developer may propose the alternative of providing the affordable units at another site in the Township or for each unit a payment to the Township housing trust fund in an amount equal to the difference in the average sales price of other units in the development and a unit affordable to a family of four at the fifty

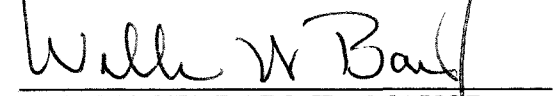
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(50%) percent of median level. The approving agency shall determine the acceptability of any alternative.

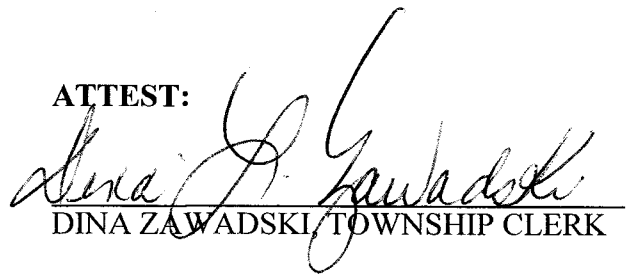
- K. Any demolitions of residential units accomplished as part of any application shall be subtracted from the number used to calculate the obligation noted above.

**BE IT FURTHER ORDAINED**, that this Ordinance will take effect after adoption and publication according to law.

**TOWNSHIP OF DEPTFORD**

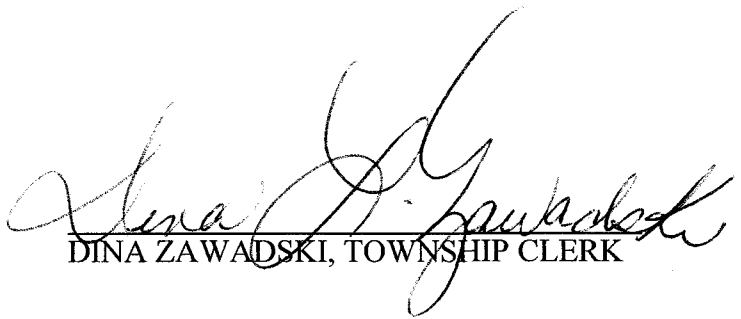
  
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 WILLIAM W. BAIN, JR., MAYOR

**ATTEST:**

  
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 DINA ZAWADSKI, TOWNSHIP CLERK

**CERTIFICATION**

The foregoing Ordinance was introduced at a regular meeting of the Township of Deptford held on the 14<sup>th</sup> day of November, 2005 and will be considered for final passage and adoption at a regular meeting, at which time any person interested therein will be given an opportunity to be heard. Said meeting to be held on the 5<sup>th</sup> day of DECEMBER 2005 at the Municipal Building of the Township of Deptford, 1011 Cooper Street, Deptford.

  
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 DINA ZAWADSKI, TOWNSHIP CLERK