

Township of Lawrence  
County of Mercer, State of New Jersey

ORDINANCE NO. 2513-26

Ordinance Amending the AT District

**AN ORDINANCE AMENDING SECTION 409 “APARTMENT TOWNHOUSE (AT) DISTRICT” OF ARTICLE IV “ZONING DISTRICT REGULATIONS” OF THE LAND USE ORDINANCE TO PERMIT INCLUSIONARY AND INCLUSIONARY MIXED-USE DEVELOPMENT**

WHEREAS, the Township of Lawrence adopted a Round 4 Housing Element and Fair Share Plan in June 2025 that addressed the Round 4 affordable housing obligation; and

WHEREAS, the Township of Lawrence entered into a Mediation Agreement with Fair Share Housing Center that requires the Township to take several actions; and

WHEREAS, the Mediation Agreement with Fair Share Housing Center that requires that the Township adopt overlay zoning to permit inclusionary development at 10 du/ac at the property at 3450 Princeton Pike (Block 5101, Lot 22.01) and the adjacent lot along Lenox Drive (Block 5105, Lot 19); and

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Lawrence, Mercer County, New Jersey, that the Code of the Township of Lawrence, Section 421 OF Article IV of the Land Use Ordinance is amended as follows.

**SECTION 1. The following amendments to the Zoning Map shall Apply:**

Block 5101, Lot 22.01 and portion of Block 5101, Lot 19 shall be subject to the AT-4 Overlay District. *(PRINCETON PIKE / LENOX DRIVE)*

Block 801, Lot 121 shall be subject to the AT-5 Overlay District. *(MERRY GO ROUND)*

Block 301, Lots 4, 28 and 29 shall be subject to the AT-6 Overlay District. *(HARNEYS CORNER)*

**SECTION 2. Section 409 “Apartment and Townhouse (AT) Residential District” of Article IV “Zoning District Regulations” of the Township Land Use Ordinance, shall be amended as follows: (deletions shown as ~~thus~~; additions shown as thus)**

**§409 Apartment and Townhouse (AT) Residential District**

- A. Purpose. The Apartment and Townhouse residential zone is intended to provide for dwellings in a garden apartment, multi-story, stacked townhouse or townhouse configuration at moderate multi-family densities and in a manner that promotes appropriate site planning, compatibility with surrounding development and efficient use of existing infrastructure. The district may be designated either as a base zoning district or as an overlay district in selected areas on the Zoning Map. When used as an overlay district, it is intended that the development adhere to the specific density and other regulations for each type of overlay district as identified on the Zoning Map.

**Properties included in a housing element and fair share plan are intended to provide inclusionary development that will satisfy a portion of the Township's affordable housing obligation.**

**B. Permitted Uses.** In the Apartment and Townhouse zone, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:

- 1. Apartments.**
- 2. Townhouses.**
- 3. Stacked Townhouses.**
- 4. Common open space.**
- 5. Age-restricted development pursuant to the SCR district regulations.**
- 6. Conservation.**
- 7. Municipal use.**

**C. Accessory Uses Permitted.** Any of the following uses may be permitted when used in conjunction with a principal use and conforming to the applicable subsection in §429:

- 1. Home occupation.**
- 2. Community center for the common use of residents.**
- 3. Community swimming pool for the common use of residents.**
- 4. Private residential tool shed on fee simple lots, only, not exceeding 108 square feet.**
- 5. Outdoor recreational facilities, including tennis or other court sports.**
- 6. Off-street parking and private garages.**
- 7. Decks and above ground private swimming pools for fee simple townhouses.**
- 8. Fences, walls, gazebos, mail kiosks and other street furniture.**
- 9. Signs.**
- 10. Satellite dish and television antennae.**
- 11. Maintenance building.**
- 12. Accessory uses customarily incidental to a principal use.**

**D. Conditional Use Permitted. The following use may be permitted when located on Lawrenceville-Pennington Road and authorized as a conditional use by the Planning Board in accordance with §430 and §705:**

**1. Uses permitted in the NC-1 district and the following conditions:**

- a. Minimum lot size: 30,000**
- b. Minimum lot frontage: 150 feet**
- c. Minimum front yard: 50 feet**
- d. Minimum side yard: 25 feet**
- e. Minimum rear yard: 50 feet**
- f. Maximum floor area ratio:
  - (1) Non-residential use: .10**
  - (2) Residential use: .20**
  - (3) Mixed use: .20 provided no more than .10 is a non-residential use****
- g. Maximum impervious surface ratio:
  - (1) Non-residential use: .65**
  - (2) Residential use: .35**
  - (3) Mixed use: .75****

**E. Required Use. A minimum of 20% of all units in an Apartment and Townhouse development shall be affordable to households of low and moderate income pursuant to Article X of this Ordinance.**

**F. General District Regulations. In the Apartment and Townhouse district, the following general regulations shall apply:**

- 1. Minimum gross acreage of tract: 10 acres**
- 2. Minimum buildable land area of tract: 7 acres**
- 3. Maximum gross density: 10 units per acre
  - a. Not in an overlay district: 10 units per acre**
  - b. In an AT-1 Overlay district: 8 units per acre****

- c. In an AT-2 Overlay district: 10 units per acre
  - d. In an AT-3 Overlay district: 15 units per acre
  - e. In an AT-4 Overlay district: 10 units per acre
  - f. In an AT-5 Overlay district: 12 units per acre
  - g. In an AT-6 Overlay district: 7 units per acre
4. Minimum open space: 30% of total tract area
  5. Minimum tract frontage: 300 feet
  6. Minimum building setback from tract perimeter: 50 feet from any tract boundary
  7. Parking Minimum parking area or internal driveway or street setback (excluding entrances and exits) from tract perimeter: 25 feet
  8. Maximum number of dwelling units in one building:
    - a. Building with all townhouses: 8 units
    - b. Buildings with all apartments: 24 units
      - (1) On tracts of at least 35 acres: 80 units
      - (2) On tracts with a density greater than 12 units per acre: 48 units
    - c. Buildings with all stacked townhouses: 16 units
    - d. Building with both multiple dwelling types: 12 units
  9. Minimum distance between buildings:
    - a. From the front or back of any building to any other building: 50 feet
    - b. From the side of any building to any other building: 30 feet
    - c. From any common parking area to a building: 15 feet
  10. The Planning or Zoning Board, after due consideration of plans, testimony, or other evidence, may waive strict compliance with this subsection to further the architectural relationship of building groups.

11. **Maximum building height: 38 feet or 3 stories, whichever is less, except that on tracts more than 30 acres in area or more than 12 units per acre, the height may be increased to 55 feet or 4 stories, whichever is less**
12. **Maximum building length through the long axis: 240 feet**
13. **Any development incorporating more than one permitted housing type shall be limited to a maximum of 80% of one type of unit.**
14. **Each townhouse or ground floor unit shall have a private rear yard of 200 square feet minimum for the occupants' exclusive use or an active and/or passive recreation area equal to 200 square feet per unit available to all tenants or owners.**
15. **Public water and sewer. All such development shall be served by public water and public sanitary sewer.**

**G. Area, Yard, Height and Building Coverage. Except as otherwise modified, the following bulk standards shall apply to all buildings:**

1. **Townhouses and stacked townhouses:**
  - a. **Minimum lot area: 1,200 sf. This shall only apply to fee simple lots.**
  - b. **Minimum lot frontage: 20 feet (per unit)**
  - c. **Minimum lot width: 20 feet (per unit)**
  - d. **Minimum front yard:**
    - (1) **20 feet for units with garages or driveways;**
    - (2) **15 feet for units without garages or driveways**
  - e. **Minimum side yard: 0 feet if adjoining another unit, 10 feet if an outside wall**
  - f. **Minimum rear yard:**
    - (1) **20 feet**
    - (2) **5 feet for a rear entry garage from an alley.**
  - g. **Additional townhouse requirements:**
  - h. **Minimum unit width: 20 feet**

- i. **A minimum of 300 square feet of storage shall be provided for each unit in the basement, attic or other area attached to unit for storage of garbage, recyclables in the front of the unit, bicycles, garden equipment, or other common household items.**

**2. Apartments.**

- a. **The minimum size for each apartment shall be 550 square feet.**
- b. **Each unit above the ground floor shall have a balcony or terrace of at least 50 square feet in area unless common open space for all units is provided as indicated in F.13, hereinabove.**
- c. **A minimum of 100 square feet of storage shall be provided for each unit, including interior and/or exterior storage for garbage and recyclables in the front of the unit, and bicycles, garden equipment, and other common household items in an appropriate location. This minimum floor area for storage may be reduced to no more than 75 square feet in the event that each building has an internal garbage and recyclable collection area or readily accessible exterior garbage and trash collection point.**

**3. Accessory Structures.**

- a. **Accessory structures for individual units shall not be permitted in any front yard area. Such structures shall not be located closer than 5 feet to a property line.**
- b. **Community centers and recreational buildings shall conform to the general district requirements in this section.**
- c. **Common garages or carports providing shelter for the motor vehicles of residents shall conform to the setback requirements for parking areas in this section, except that no such accessory building or structure is located in a front yard.**

**4. The following additional standards shall apply to the AT-4 Overlay District and shall supersede any foregoing and conflicting standard.**

- a. **Minimum Tract Area: 3 acres**
- b. **Minimum building setback from tract perimeter:**
  - (1) **Princeton Pike: 115 feet**
  - (2) **Meadow Road: 30 feet**





If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

**SECTION 4.**

In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township of Lawrence, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the Township of Lawrence are hereby ratified and confirmed, except where inconsistent with the terms hereof.

**SECTION 5.**

The Township Clerk is hereby directed to give notice at least ten days prior to hearing on the adoption of this Ordinance to the County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15 and N.J.S.A. 40:55D-63.

**SECTION 6.**

After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of Lawrence for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Governing Body, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

**SECTION 7.**

Upon the adoption of this Ordinance after public hearing thereon, the Township Clerk is further directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Mercer County Planning Board as required by N.J.S.A. 40:55D-16. The Clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Township Tax Assessor as required by N.J.S.A. 40:49-2.1.

**SECTION 8.**

This ordinance shall take effect upon publication and in accordance with the law.

Adopted:            May 19, 2026

RECORD OF VOTE  
(Second Reading)

COUNCIL	AYE	NAY	PRESENT	ABSENT	ABSTAIN	MOVE	SECOND
Ms. Farmer	X						
Ms. Giglio	X						
Mr. Kownacki	X						X
Ms. Santos	X					X	
Mayor Bobbitt	X						