

PRINCETON
NEIGHBORHOOD CHARACTER & ZONING INITIATIVE

Neighborhood Change / Neighborhood Character

<https://princetonneighborhoods.org/>

September 27 2016

SEPTEMBER 27 2016

AGENDA

1

Starting Points

Data Mapping, Community Values, Public Purpose

DISCUSSION

2

Neighborhood Character + Zoning

3

Economic + Environmental Considerations

DISCUSSION

4

Possible Actions, Next Steps, Schedule

Starting Points

1

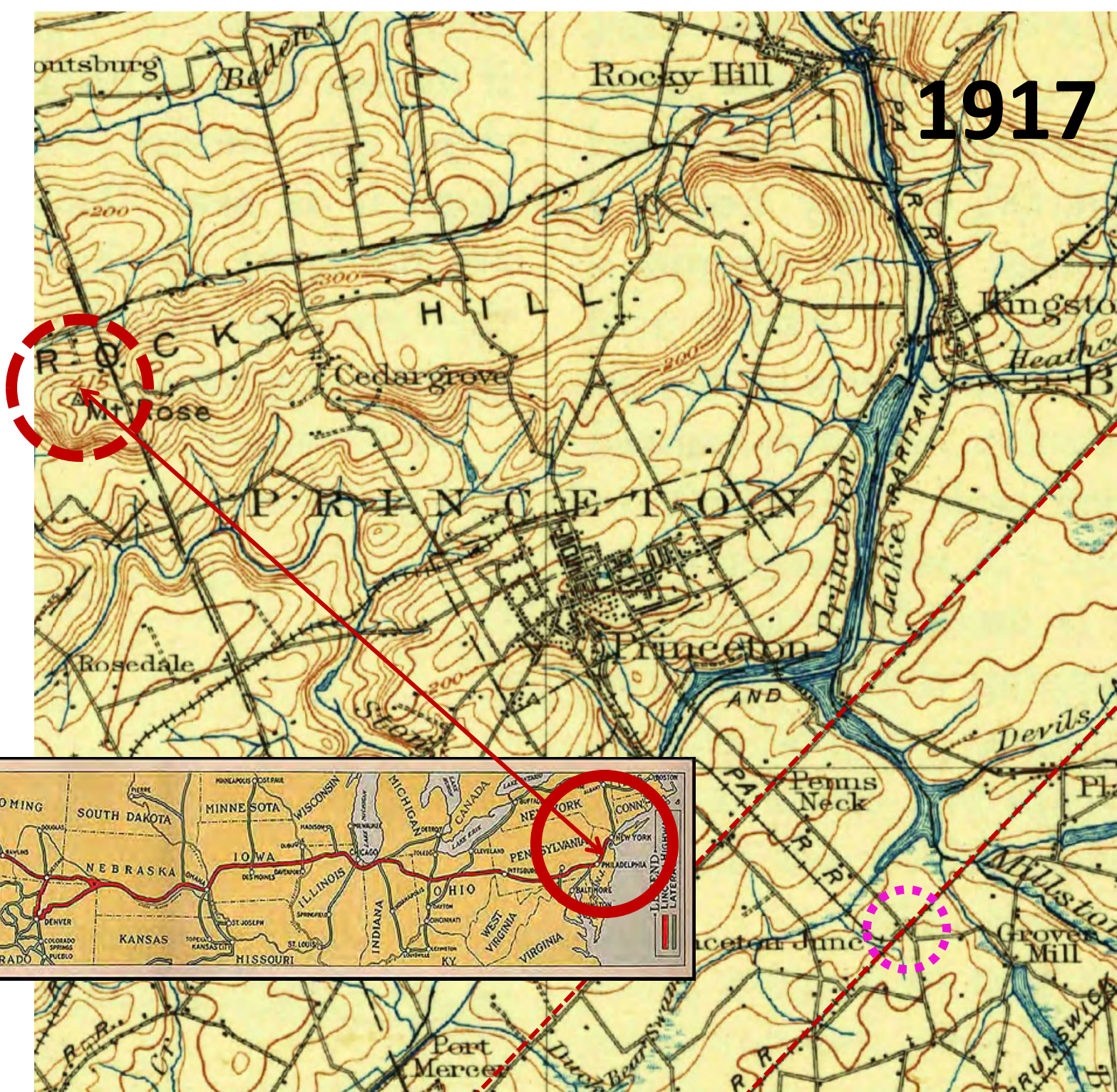


Land that was not in-town was mostly field and forest – now is devoted to *lawns and lanes*

Starting Points

2

1917



Starting Points

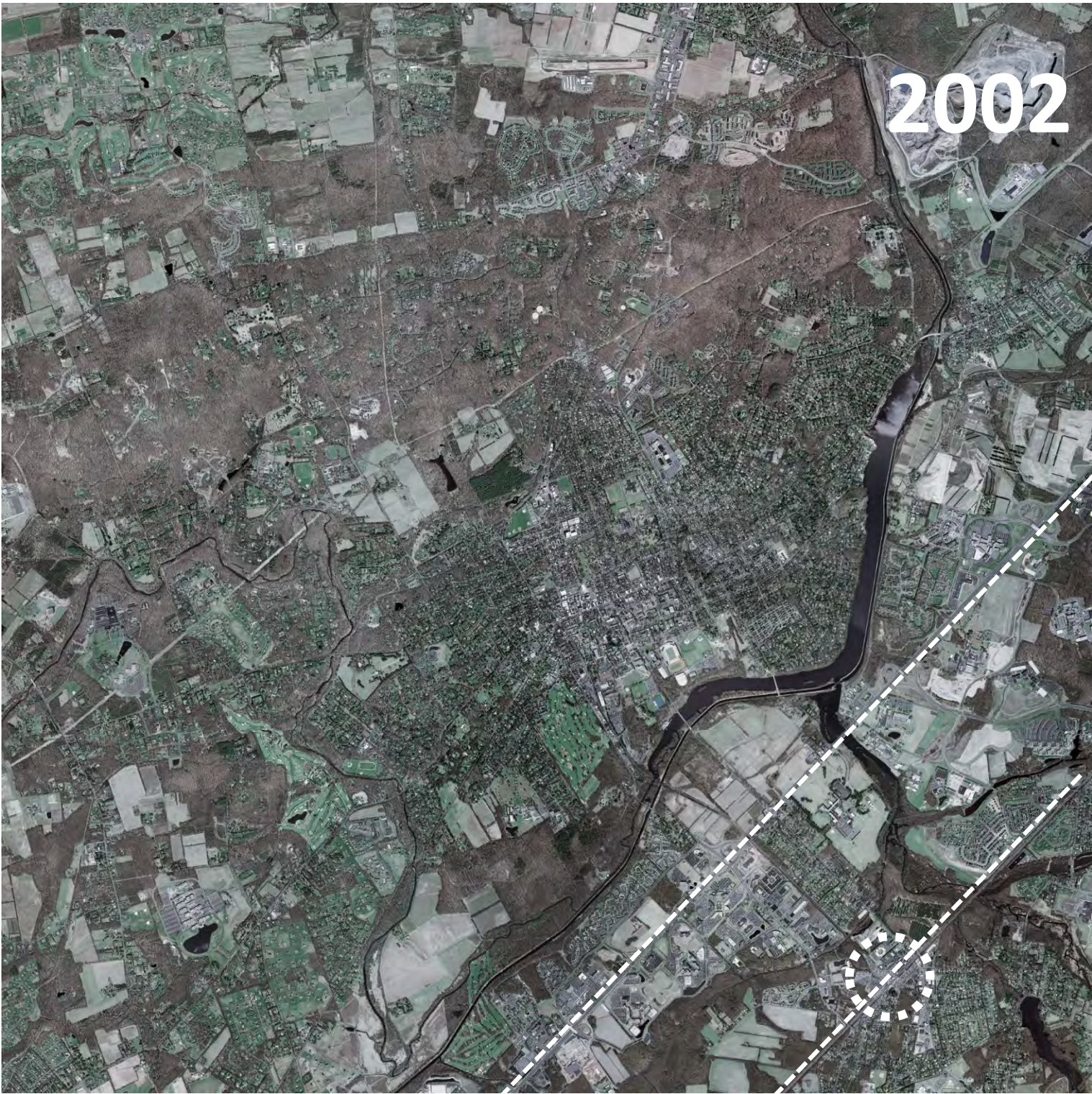
3

1931



Starting Points

4



Starting Points

5

1952



Environmental Considerations

1973



1973: 1,660 square feet

Average household size: 3 people

Square feet/person: 551

Four bedrooms or more: 23%

More than two bathrooms: 19%

Two-car garage or larger: 39%

Source: U.S. Census Bureau

2014



2014: 2,657 square feet

Average household size: 2.5 people

Square feet/person: 1,046

Four bedrooms or more: 46%

More than two bathrooms: 66%

Two-car garage or larger: 85%

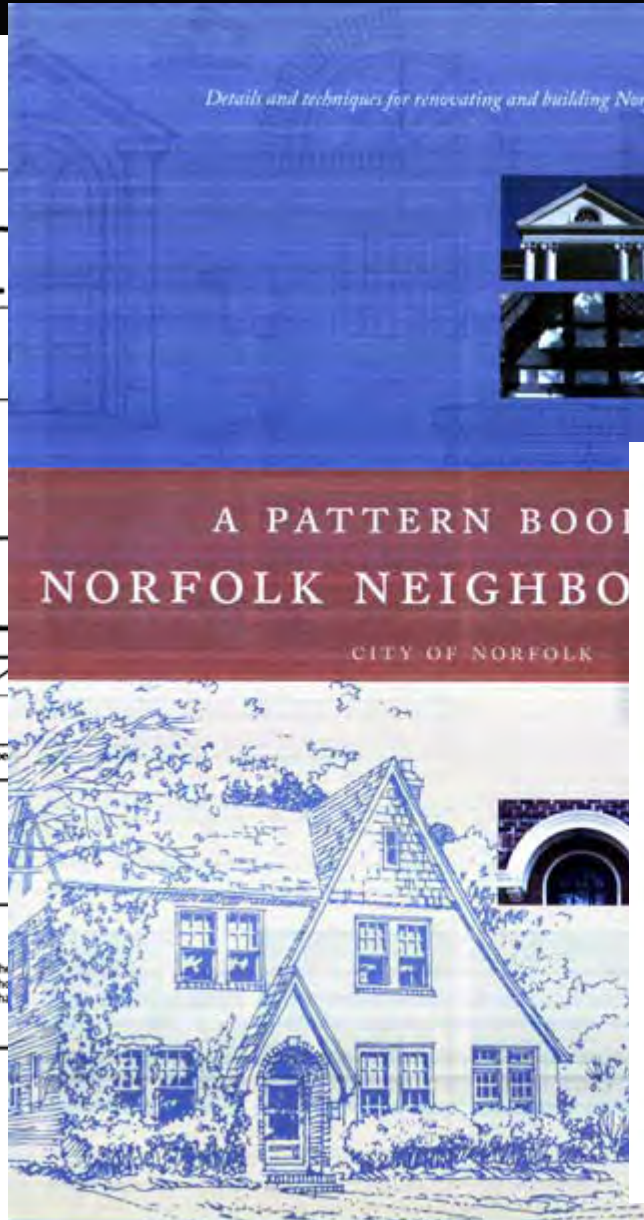
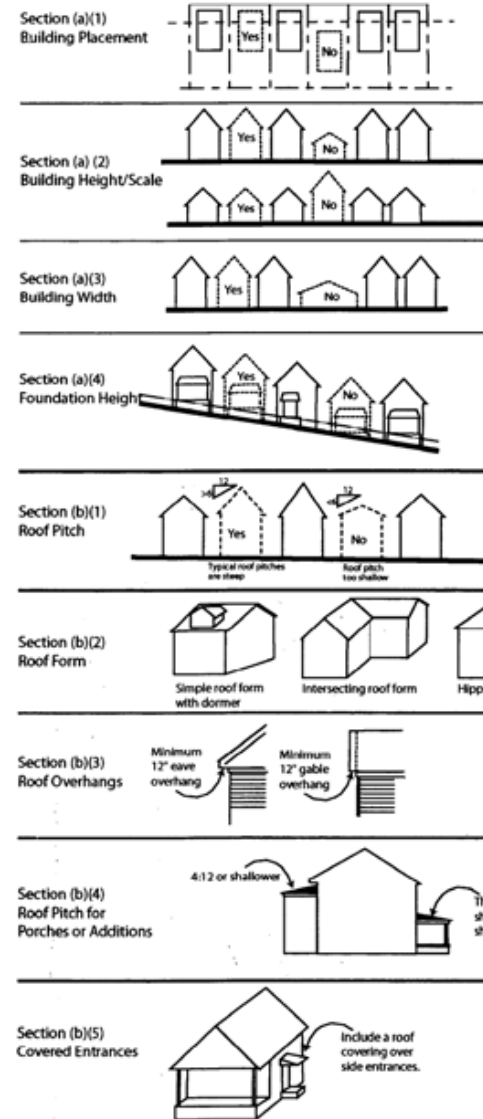
MARK DOSWELL • Star Tribune

National Perspective: outcomes that motivated changes in development rules.

- **Out of character**
- **Garage out front**
- **Paved lawns/Mature trees removed**
- **Much larger than neighboring houses**

Introduction

National Perspective:



Somerville
DESIGN

OFFICE OF STRATEGIC PLANNING &
COMMUNITY DEVELOPMENT
Joseph A. Curtatone, Mayor



THE RA/RB REPORT

An Analysis and Discussion of Current Residential Zoning Regulation



RESIDENTIAL INFILL DEVELOPMENT



Starting Points



Impetus

Some neighborhoods are seeing houses being torn down and replaced by new houses that appear to:

- be uncharacteristically large for the block,
- eliminate tree canopy on the surrounding lot,
- be surrounded by more paved-over surfaces than necessary.
- diminish the character of the street with dominant garage and auto entry

Starting Points



Starting Points



Possible Actions (4)

- 1. Offer Design Guidelines:** Provide guidance to homeowners, builders and architects
- 2. Clarify and /or repair regulations:** Where viable, propose near-term, “stand-alone” remedies in the form of ordinances for consideration/adoption
- 3. Incorporate relevant/effective regulation into comprehensive Borough/Township zoning update:** Introduce intent narrative in Master Plan/Reexam. Comprehensive update that adopts vivid, form-based, character-driven regulatory structure for downtown and near-town districts.
- 4. Redirect or abandon concepts or initiatives that overreach** legal limits, are simply wrong, or that are not viable

Starting Points

Framework

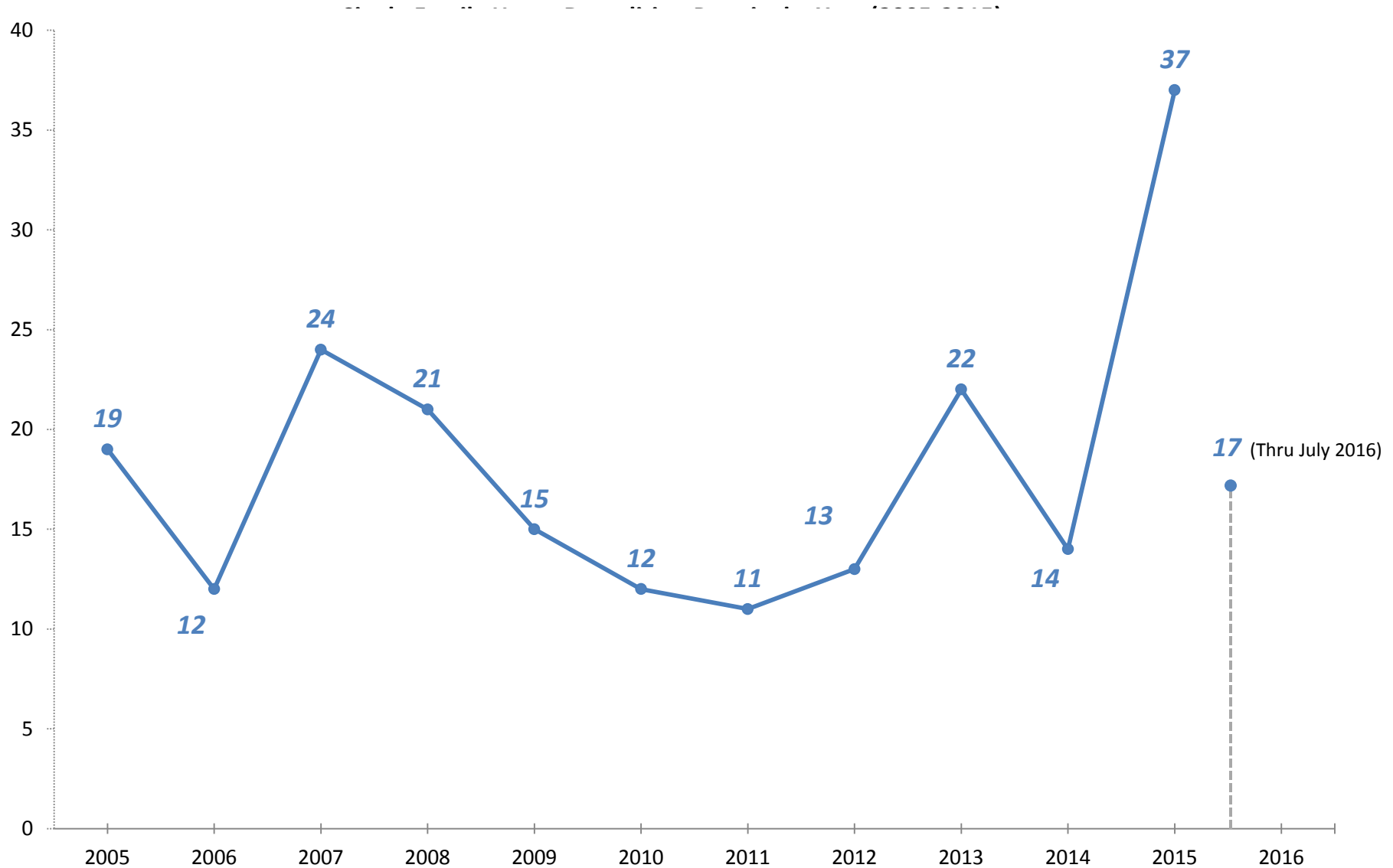
- Identify neighborhoods and streets....
- Document street types, building traditions landscape conventions
- Analyze zoning
- **Where municipal zoning** ordinances describe...building dimensions, uses and/or lot configurations that are profoundly different than what is common in the district then one would conclude that **public policy anticipates/encourages or is indifferent** to profound change in the character of those streets, neighborhoods, and building groupings. Where is that correct? Where is that not correct?
- **Gauge economic impacts**
- **Establish environmental dimension**
- **Outline framework for defining Civic Purpose/Public Good.**
- **Describe NJMLUL and relevant case law**
- **Define, agree on possible actions**

Starting Points

Data Points

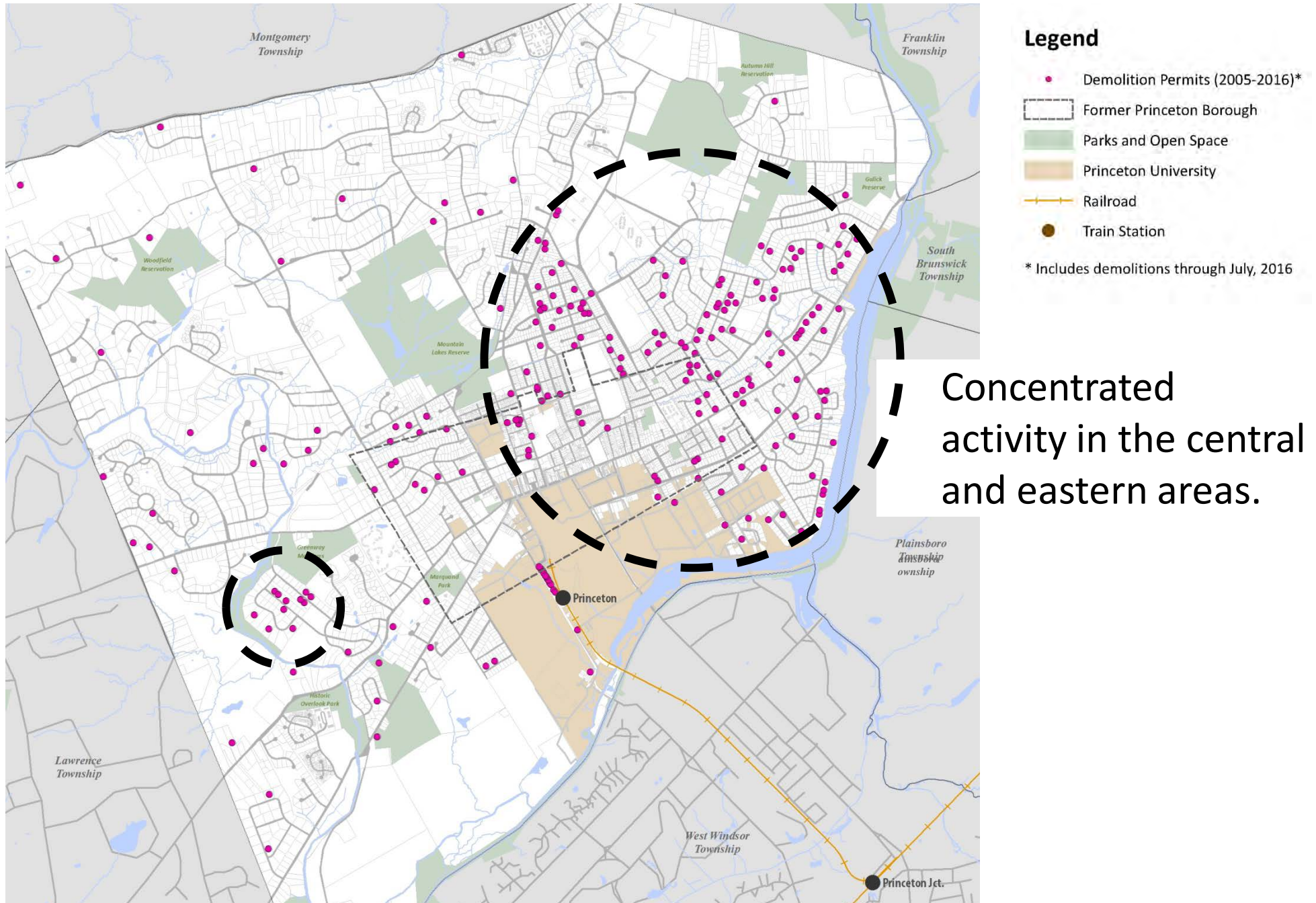
1. How significant? – Single Family Home Demolition Permits by Year
2. Where? Map: Single Family Home Demolition Permits by Location
3. How is the Trend related to zoning? Map: Single Family Home Demolition Permits by Zoning District
4. What is the Trend in specific areas? Map: Single Family Home Demolition Permits by Year...What about related building activity? Map: Single Family Home Additions by Size of Addition
5. What are Typical/Prevailing characteristics by zoning district? Study areas by zoning district - Document and summarize
6. Where is Zoning aligned/not aligned with Character? Zoning Chart showing dimensions
7. What is Economic Dimension?: Economics: Valuation, municipal revenue/cost (services)...Owner/seller, developer/builder - replace small lot “ranch” house
8. What is Environmental Dimension?: Tree Canopy, Impervious Cover, VMT, Walk Score..

The Data: Single Family Home Demolition Permits by Year

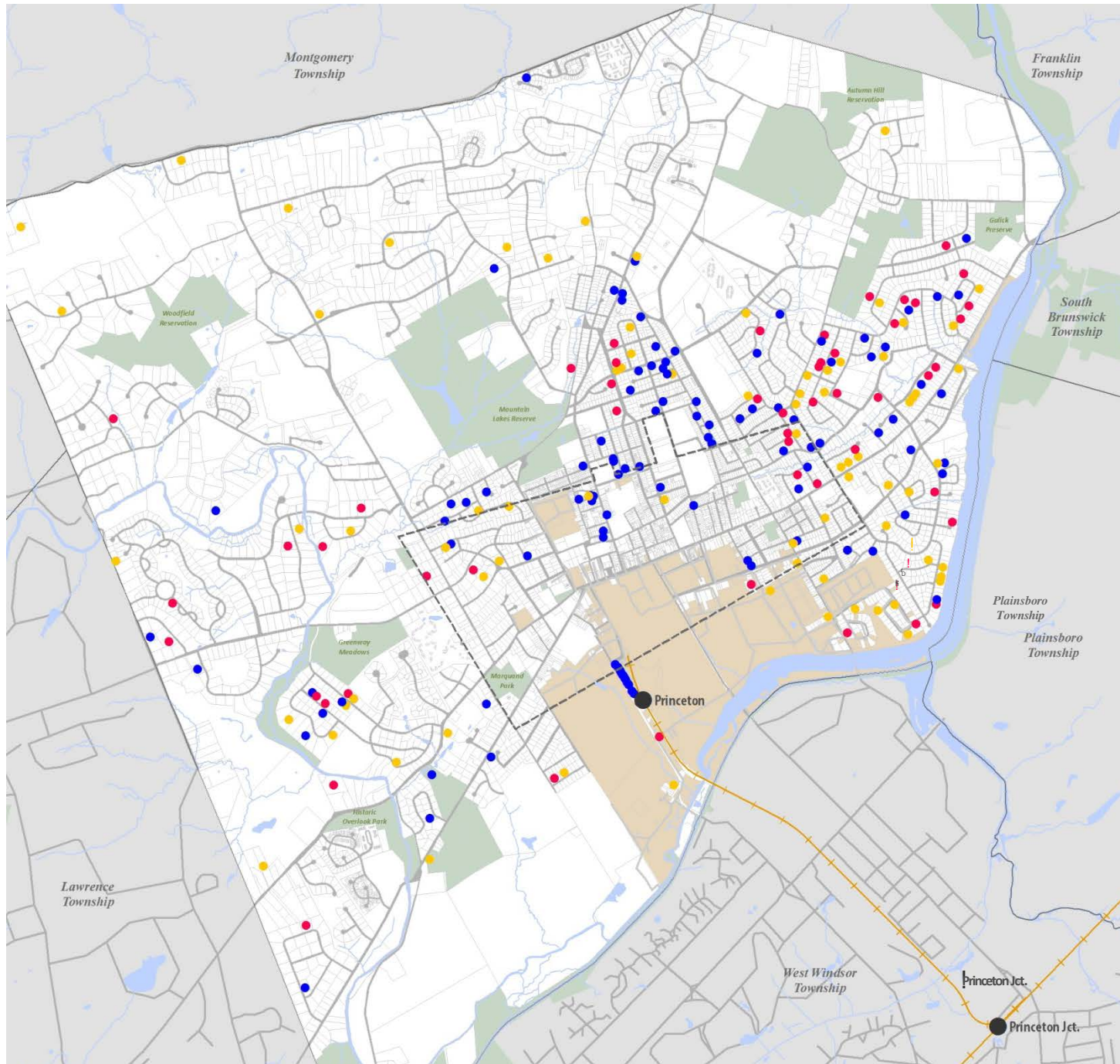


Trend-line w/ and w/o University's 2013 Alexander Rd project

The Data: Single Family Home Demolition Permits by Location



The Data: Single Family Home Demolition Permits by Year



Legend

Permit Year (# of demolitions)

- 2005 - 2008 (76)
- 2009 - 2012 (51)
- 2013 - 2016* (103)

Former Princeton Borough

Parks and Open Space

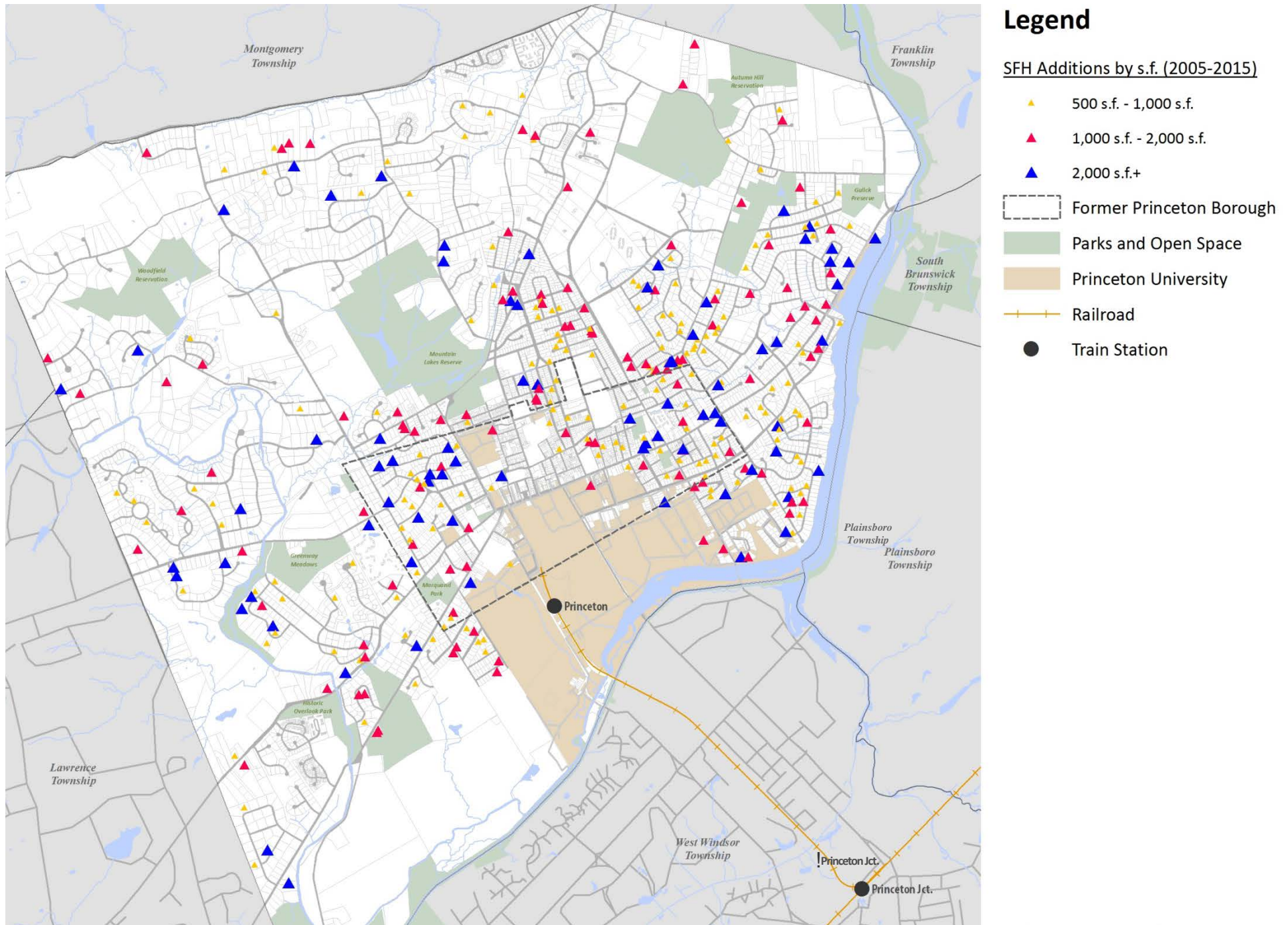
Princeton University

Railroad

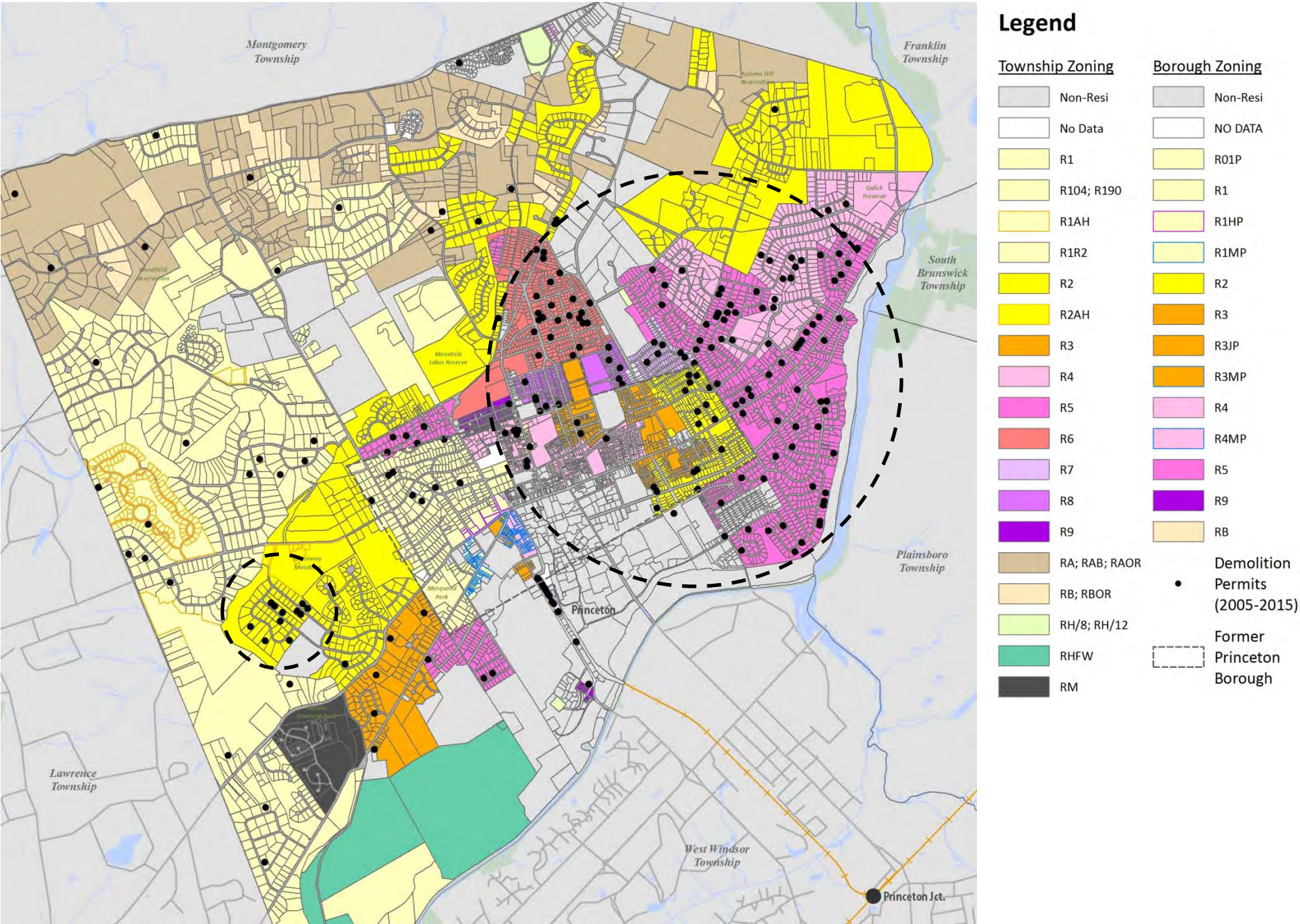
Train Station

* Includes demolitions through July, 2016

The Data: Single Family Home Additions by Size of Addition



The Data: Single Family Home Demolition Permits by Zoning District



Bulk regulation by Zoning District

Twp											Boro														
ZONING DISTRICT ->	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	R-9	R-H	R-1	R-2	R-3 (1)	R-3 (2)	R-3 (Att)	R-3 (Mu)	R-4 (1)	R-4 (2)	R-4 (Att)	R-4 (Mu)	R-4A (1)	R-4A (2)	R-4A (Att)	R-4A (Mu)	
Lot Area (min., acre)	2	1 1/2	1	3/4	1/2	1/4	1/4	--	--	--							3	3							
Lot Area per no. of habitable rooms																	see code								
Lot Area (min, sq. ft.)	87,120	65,340	43,560	32,670	21,780	1											680	130,680	6,000						
Lot Area for each D.U. (sq. ft. lot area)																	10*	see code							
Required Lot Width (Min. Ft.)	200	175	150	125	100												60	60			60	60	see code		
Required Lot Depth (Min. Ft.)	200	175	150	125	100												100	100	80		100	100	80**		
Required Lot Frontage (Min. Ft.)	200	175	150	125																					
Building Length (Max. Ft.)																									
Front Yard Setback (Min. Ft.)	30	25	25	25	25												20**	25	20	15	20	25	20	15**	20
Side Yard Setback	20	15	15	15	15																				
Combined Side Yard Setback	(na)	(na)	(na)	(na)	(na)												code 40	20	20		30	20	20		30
Smaller Yard Setback																	20	8	8	8	15				15
Rear Yard Setback	20	15	15	15	15												35	35	35	35	35	35	35	25**	25
Max Building Height (ft.)	(na)	(na)	(na)	(na)	(na)	30	30	30	30	30(n)	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35
Max Building Height (stories)												3	3	3	3	3	3	3	3	3	3	3	3	3	3
Bldg. Setback-Height Ratio	1.5:1	1.5:1	1.5:1	1.5:1								2.0:1	3.0:1	3.0:1	3.0:1	3.0:1	3.0:1	3.0:1	3.0:1	3.0:1	3.0:1	3.0:1	3.0:1	n/a	n/a
Permitted Building, F.A.R. (Max. %)	10	12.5	15	15								30	40	45	45	45	40	40	45	45	40	45	45	45	45
Coverage												25%	25%	25%	25%	30%	30	30	30	30	30	30	30	30	30

Twp R 5, 6, 7,8
And Boro R1, 2, 3

1/2 to 1/4
Acre

w/ required
frontage
Varying from
125 to 40 feet

R4
1/8 Acre

R1,2,3,4
2 to 3/4 Acre

Twp R 5, 6, 7, 8
And Boro R1, 2, 3

1/2 to 1/4

Acre

w/ required
frontage
Varying from
125 to 40 feet

R1,2,3,4
2 to 3/4 Acre

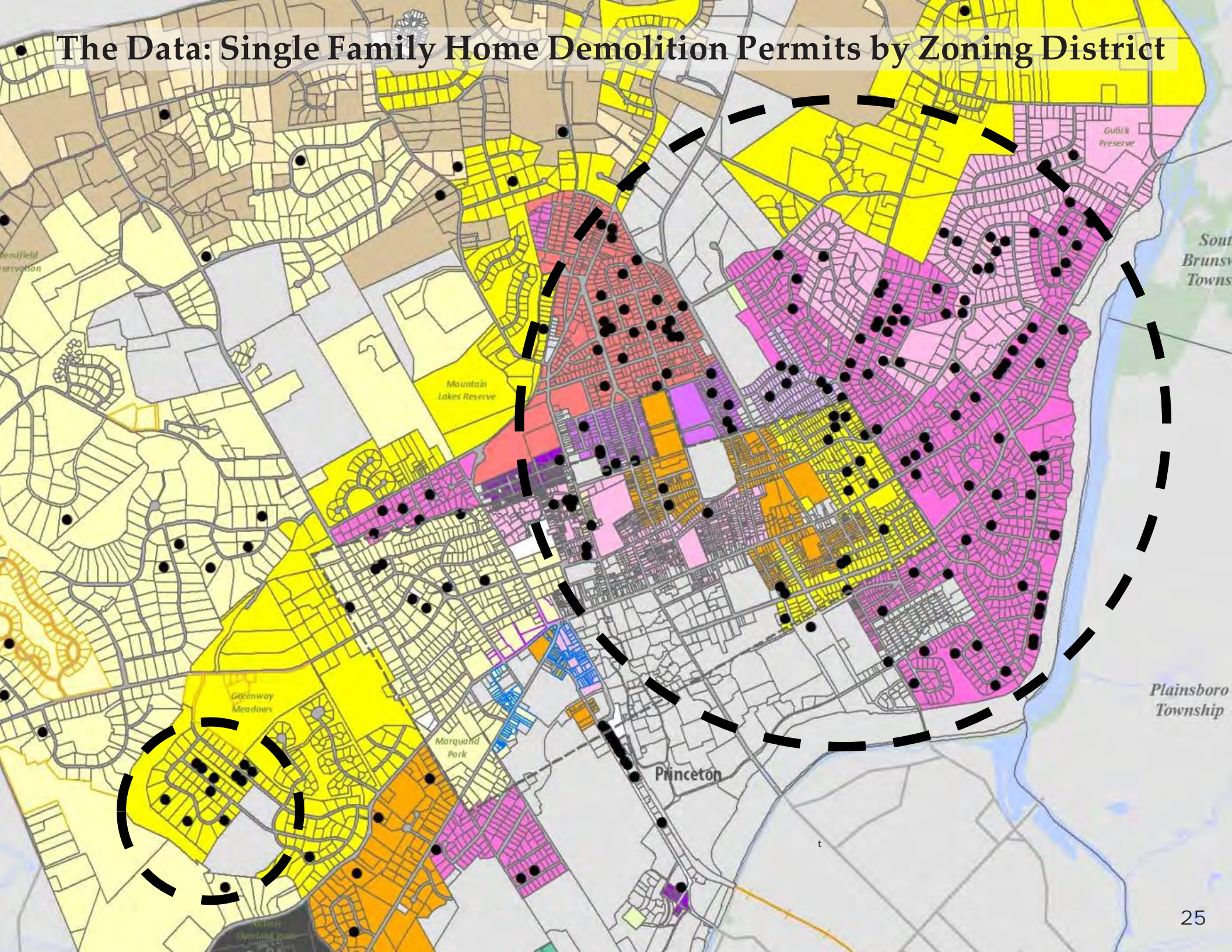
R4

1/8 Acre

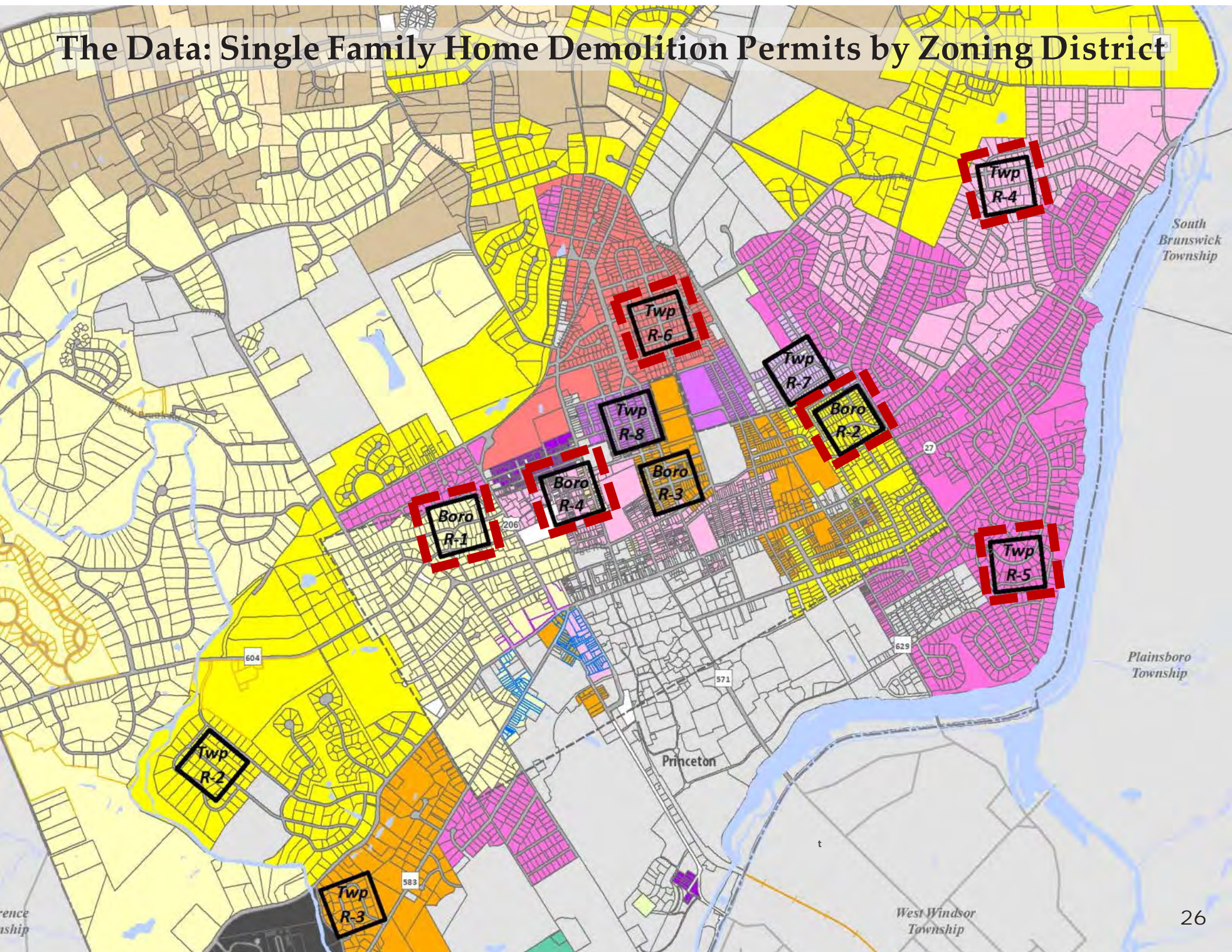
Bulk regulation by Zoning District

ZONING DISTRICT ->	Twp								Boro							
	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	R-1	R-2	R-3 (1)	R-3 (2)	R-3 (Att)	R-3 (Mu)	R-4 (1)	R-4 (2)
Lot Area (min., acre)	2	1 1/2	1	3/4	1/2	1/4	1/4	--						3	3	
Lot Area per no. of habitable rooms														see code		
Lot Area (min, sq. ft.)	87,120	65,340	43,560	32,670	21,780	10,890	10,890	8,500	20,000	10,000				130,680	130,680	6,000
Lot Area for each D.U. (sq. ft. lot area)											7,200	5,000	4000*	see code		3300
Required Lot Width (Min. Ft.)	200	175	150	125	100	85	60	50	125	75	60	60	40**		60	60
Required Lot Depth (Min. Ft.)	200	175	150	125	100	85	60	50	125	100	100	100	80**		100	100
Required Lot Frontage (Min. Ft.)	200	175	150	125	100	85	60	50								
Building Length (Max. Ft.)														120		
Front Yard Setback (Min. Ft.)	30	25	25	25	25	25	25	25	35	30	25	25*	20**	20**	25	20
Side Yard Setback	20	15	15	15	15	15	10	8	10	10	see code					
Combined Side Yard Setback	(na)	(na)	(na)	(na)	(na)	(na)	25	20	30	25	20	20	see code	40	20	20
Smaller Yard Setback									10	10	8	8	8	20	8	8
Rear Yard Setback	20	15	15	15	15	15	15	15	35	35	35	35		35	35	35
Max Building Height (ft.)	(na)	(na)	(na)	(na)	(na)	30	30	30	35	35	35	35	35	35	35	35
Max Building Height (stories)									3	3	3	3	3	3	3	3
Bldg. Setback-Height Ratio	1.5:1	1.5:1	1.5:1	1.5:1	1:1	(na)	(na)	(na)	1.5:1	2.0:1	3.0:1	3.0:1	3.0:1	3.0:1	3.0:1	3.0:1
Permitted Building, F.A.R. (Max. %)	10	12.5	15	15	20	25	25	30	25	30	40	45	45	45	40	40
Coverage									25%	25%	25%	25%	25%	30%	30	30

• The Data: Single Family Home Demolition Permits by Zoning District



The Data: Single Family Home Demolition Permits by Zoning District



PREVAILING CHARACTERISTICS Survey by **ZONING DISTRICT**



QUADRAT/Sample: **R-1 (BOROUGH)**

0 25 50 100 150 200 Feet



	CURRENT ZONING	CURRENT CHARACTER Min - Max / Typical
LOT AREA (min., s.f.)	20,000	10,000 - 45,000 / 20,000
LOT WIDTH (min., ft)	125'	85' - 330' / 100'
LOT DEPTH (min., ft)	125'	150' - 280' / 200'
LOT FRONTAGE (min., ft)	NA	85' - 330' / 100'
FRONT SETBACKS (min., ft)	35'	40' - 120' / 40'
SIDE SETBACKS (min., ft)	10'	10' - 45' / 25'
COMBINED SIDE YARD SETBACK	30'	20' - 75' / 45'
SMALLER YARD SETBACK	10'	10' - 25' / 15'
REAR YARD SETBACKS (min., ft)	35'	30' - 180' / 110'
COVERAGE (max., %)	25%	
FAR (max., %)	25%	
BLDG. FOOTPRINT	NA	2,000 - 5,500 / 2,500
BLDG. HEIGHT (max, ft / stories)	35' / 3	2 - 2.5 stories
BLDG. SETBACK-HEIGHT RATIO	1.5:1	
FRONT PARKING SETBACK	NA	
SIDE PARKING SETBACK	NA	
REAR PARKING SETBACK	NA	
REQUIRED PARKING SPACES PER D.U.	2	

Discussion Break



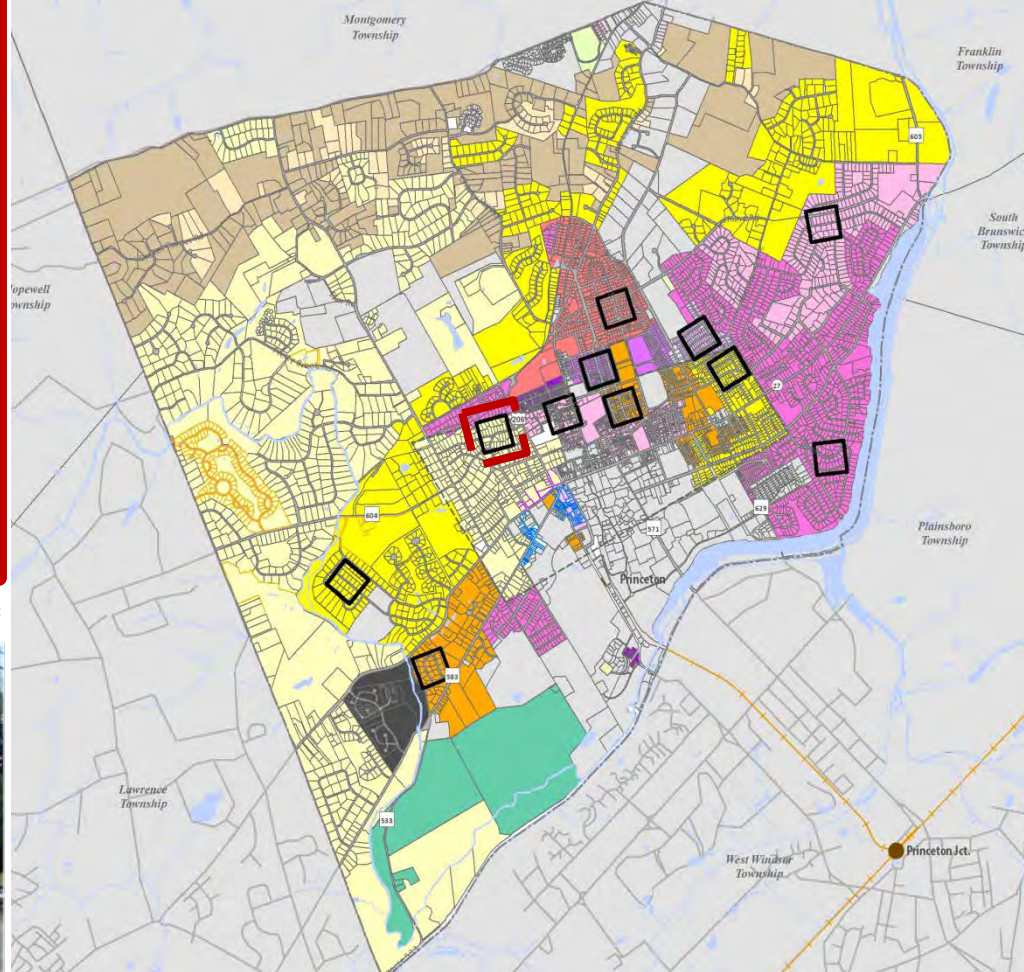
QUADRAT/Sample: **R-1** (BOROUGH)

0 25 50 100 150 200 Feet

	CURRENT ZONING	CURRENT CHARACTER Min - Max / Typical
LOT AREA (min., s.f.)	20,000	10,000 - 45,000 / 20,000
LOT WIDTH (min., ft)	125'	85' - 330' / 100'
LOT DEPTH (min., ft)	125'	150' - 280' / 200'
LOT FRONTAGE (min., ft)	NA	85' - 330' / 100'
FRONT YARD SETBACKS (min., ft)	35'	40' - 120' / 40'
SIDE YARD SETBACKS (min., ft)	10'	0' - 45' / 25'
COMBINED SIDE AND REAR YARD SETBACKS (min., ft)	30'	20' - 75' / 45'
REAR YARD SETBACKS (min., ft)	35'	0' - 25' / 15'
REAR YARD SETBACKS (min., ft)	35'	30' - 180' / 110'
COVERAGE (max., %)	25%	
FAR (max., %)	25%	
BLDG. SIZE	NA	2,000 - 5,500 / 2,500
BLDG. HEIGHT (max. ft / stories)	35' / 3	2 - 2.5 stories
BLDG. SETBACK-HEIGHT RATIO	1.5:1	
FRONT PARKING SETBACK	NA	
SIDE PARKING SETBACK	NA	
REAR PARKING SETBACK	NA	
REQUIRED PARKING SPACES PER D.U.	2	

Next: PREVAILING CHARACTERISTICS Survey by ZONING DISTRICT

PREVAILING CHARACTERISTICS Survey by ZONING DISTRICT



QUADRAT/Sample: **R-1 (BOROUGH)**

0 25 50 100 150 200 Feet



PRINCETON NEIGHBORHOOD CHARACTER & ZONING INITIATIVE

PREVAILING CHARACTERISTICS Survey by ZONING DISTRICT



	CURRENT ZONING	CURRENT CHARACTER Min - Max / Typical
LOT AREA (min., s.f.)	20,000	10,000 - 45,000 / 20,000
LOT WIDTH (min., ft)	125'	85' - 330' / 100'
LOT DEPTH (min., ft)	125'	150' - 280' / 200'
LOT FRONTAGE (min., ft)	NA	85' - 330' / 100'
FRONT SETBACKS (min., ft)	35'	40' - 120' / 40'
SIDE SETBACKS (min., ft)	10'	10' - 45' / 25'
COMBINED SIDE YARD SETBACK	30'	20' - 75' / 45'
SMALLER YARD SETBACK	10'	10' - 25' / 15'
REAR YARD SETBACKS (min., ft)	35'	30' - 180' / 110'
COVERAGE (max., %)	25%	
FAR (max., %)	25%	
BLDG. FOOTPRINT	NA	2,000 - 5,500 / 2,500
BLDG. HEIGHT (max, ft / stories)	35' / 3	2 - 2.5 stories
BLDG. SETBACK-HEIGHT RATIO	1.5:1	
FRONT PARKING SETBACK	NA	
SIDE PARKING SETBACK	NA	
REAR PARKING SETBACK	NA	
REQUIRED PARKING SPACES PER D.U.	2	

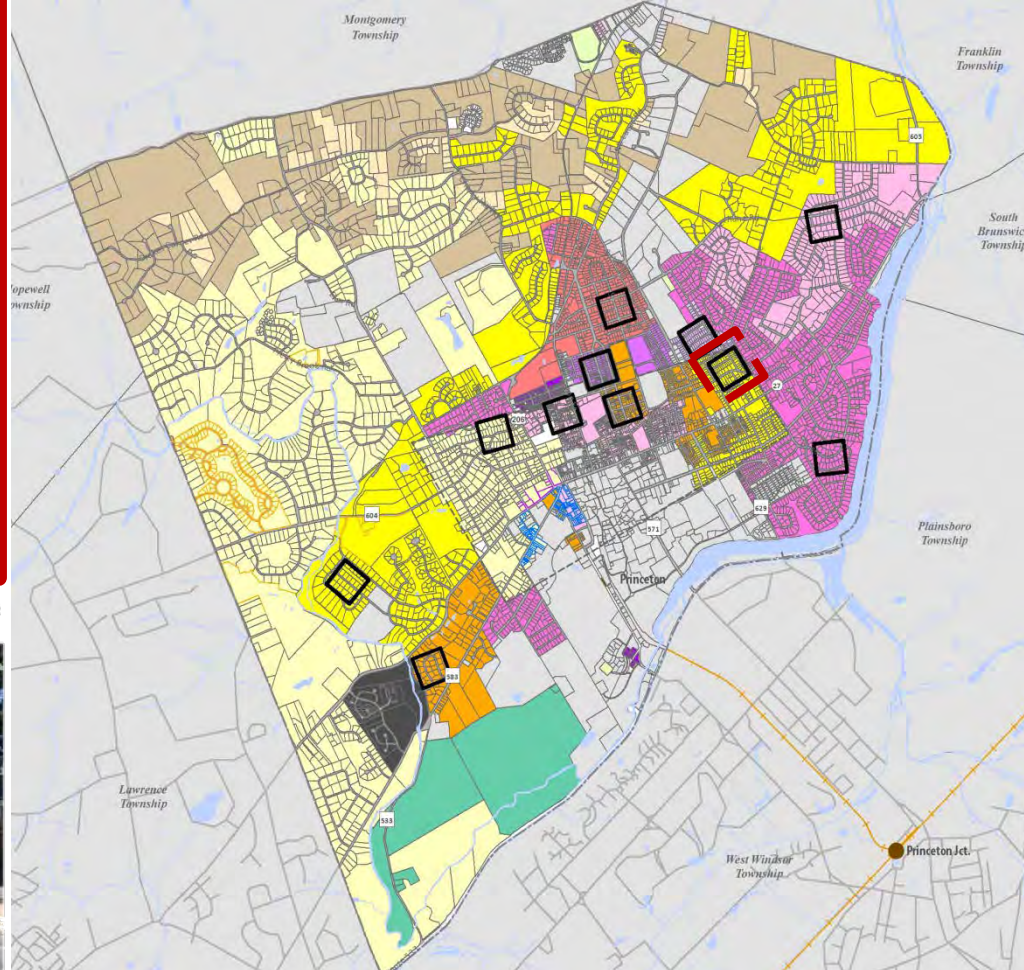


PREVAILING CHARACTERISTICS Survey by ZONING DISTRICT



QUADRAT/Sample: **R-2 (BOROUGH)**

0 25 50 100 150 200 Feet




PRINCETON NEIGHBORHOOD CHARACTER & ZONING INITIATIVE

PREVAILING CHARACTERISTICS Survey by **ZONING DISTRICT**



	CURRENT ZONING	CURRENT CHARACTER Min - Max / Typical
LOT AREA (min., s.f.)	10,000	6,000 - 26,000 / 10,000
LOT WIDTH (min., ft)	75'	55' - 125' / 60'
LOT DEPTH (min., ft)	100'	140' - 200' / 145'
LOT FRONTAGE (min., ft)	NA	55' - 125' / 60'
FRONT SETBACKS (min., ft)	30'	30' - 55' / 30'
SIDE SETBACKS (min., ft)	10'	5' - 35' / 15'
COMBINED SIDE YARD SETBACK	25'	20' - 40' / 25'
SMALLER YARD SETBACK	10'	5' - 15' / 5'
REAR YARD SETBACKS (min., ft)	35'	30' - 90' / 65'
COVERAGE (max., %)	25%	
FAR (max., %)	30%	
BLDG. FOOTPRINT	NA	1,000 - 3,500 / 2,600
BLDG. HEIGHT (max, ft / stories)	35' / 3	2 - 2.5 stories
BLDG. SETBACK-HEIGHT RATIO	2.0:1	
FRONT PARKING SETBACK	NA	
SIDE PARKING SETBACK	NA	
REAR PARKING SETBACK	NA	
REQUIRED PARKING SPACES PER D.U.	2	

 QUADRAT/Sample: **R-2 (BOROUGH)** 

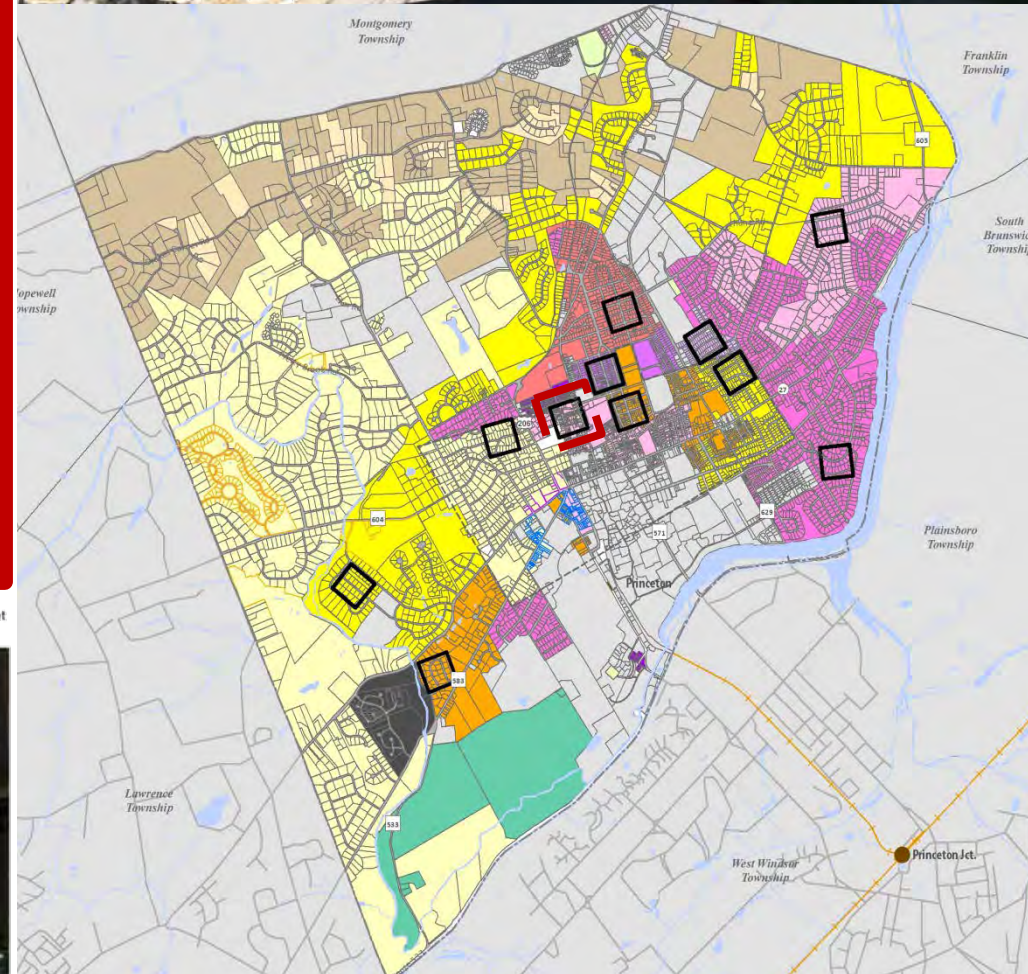


PREVAILING CHARACTERISTICS Survey by ZONING DISTRICT



QUADRAT/Sample: **R-4 (BOROUGH)**

0 25 50 100 150 200 Feet



PRINCETON NEIGHBORHOOD CHARACTER & ZONING INITIATIVE

PREVAILING CHARACTERISTICS Survey by **ZONING DISTRICT**



QUADRAT/Sample: **R-4 (BOROUGH)**

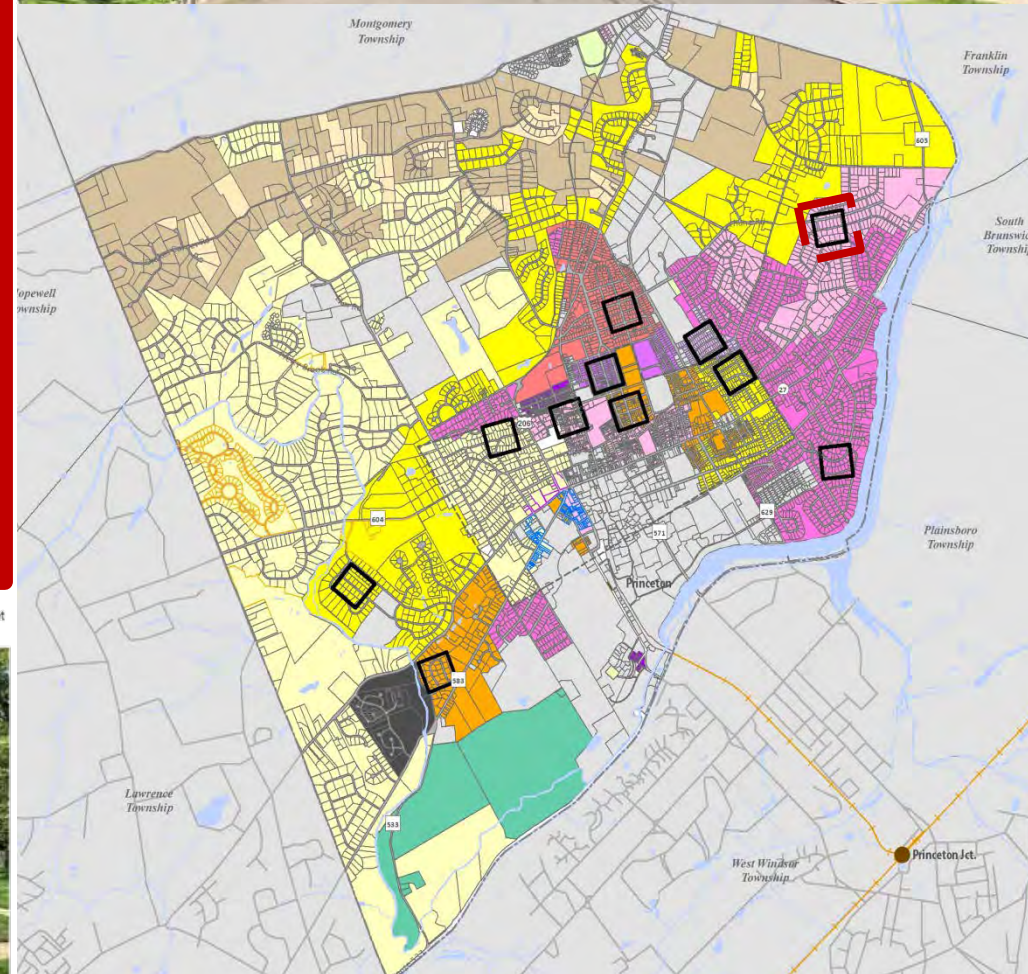
0 25 50 100 150 200 Feet



	CURRENT ZONING	CURRENT CHARACTER Min - Max / Typical
LOT AREA PER D.U. (min., s.f.)	6,000 & 3,300*	1,000 - 18,000 / 4,000
LOT WIDTH (min., ft)	60'	25' - 90' / 30'
LOT DEPTH (min., ft)	100'	65' - 180' / 120'
LOT FRONTAGE (min., ft)	NA	25' - 90' / 30'
FRONT SETBACKS (min., ft)	25' & 20'*	5' - 30' / 10'
SIDE SETBACKS (min., ft)	NA	
COMBINED SIDE YARD SETBACK	20'	5' - 45' / 15'
SMALLER YARD SETBACK	8'	0' - 40' / 3'
REAR YARD SETBACKS (min., ft)	35'	15' - 120' / 70'
COVERAGE (max., %)	30%	
FAR (max., %)	40%	
BLDG. FOOTPRINT	NA	600 - 1,500 / 1,000
BLDG. HEIGHT (max, ft / stories)	35' / 3	2 - 2.5 stories
BLDG. SETBACK-HEIGHT RATIO	3.0:1	
FRONT PARKING SETBACK	NA	
SIDE PARKING SETBACK	NA	
REAR PARKING SETBACK	NA	
REQUIRED PARKING SPACES PER D.U.	1-1.5*	

* Standards for One-Family & Two-Family are different in the R-3 Zoning District of the Borough. Requirements for both housing types are shown in the table.

PREVAILING CHARACTERISTICS Survey by ZONING DISTRICT



QUADRAT/Sample: **R-4 (TOWNSHIP)**

0 25 50 100 150 200 Feet



PRINCETON NEIGHBORHOOD CHARACTER & ZONING INITIATIVE

PREVAILING CHARACTERISTICS Survey by **ZONING DISTRICT**



QUADRAT/Sample: **R-4 (TOWNSHIP)**

0 25 50 100 150 200 Feet



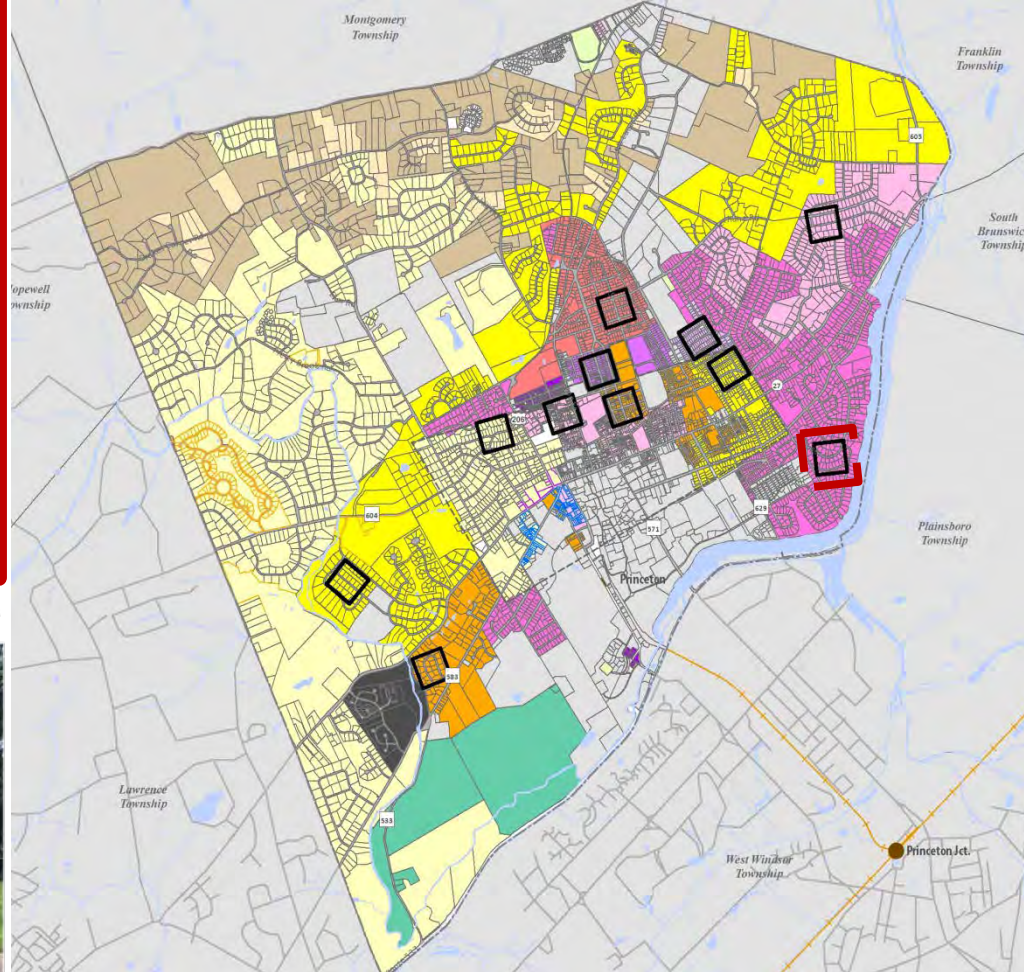
	CURRENT ZONING	CURRENT CHARACTER Min - Max / Typical
LOT AREA (min., s.f.)	32,670 (0.75 ac)	32,000 - 55,000 / 33,000
LOT WIDTH (min., ft)	125'	120' - 180' / 120'
LOT DEPTH (min., ft)	125'	180' - 260' / 260'
LOT FRONTAGE (min., ft)	125'	120' - 180' / 120'
FRONT SETBACKS (min., ft)	25'	50' - 60' / 50'
SIDE SETBACKS (min., ft)	15'	10' - 70' / 35'
COMBINED SIDE YARD SETBACK	NA	
SMALLER YARD SETBACK	NA	
REAR YARD SETBACKS (min., ft)	15'	80' - 175' / 150'
COVERAGE* (max., %)	NA	
FAR (max., %)	15%	
BLDG. FOOTPRINT	NA	1,800 - 3,800 / 2,500
BLDG. HEIGHT (max, ft / stories)	NA	2 - 2.5 stories
BLDG. SETBACK-HEIGHT RATIO	1.5:1	
FRONT PARKING SETBACK**	25 (b), 25(c)	
SIDE PARKING SETBACK**	15(b), 8(c)	
REAR PARKING SETBACK**	15(b), 8(c)	
REQUIRED PARKING SPACES PER D.U.	NA	

Notes:

* Maximum permitted impervious coverage as per Sec. 10B - 246.1 Township Ordinance.

** See Section 10B-246 Princeton Township Ordinance

PREVAILING CHARACTERISTICS Survey by ZONING DISTRICT



QUADRAT/Sample: **R-5 (TOWNSHIP)**

0 25 50 100 150 200 Feet



PRINCETON NEIGHBORHOOD CHARACTER & ZONING INITIATIVE

PREVAILING CHARACTERISTICS Survey by **ZONING DISTRICT**



QUADRAT/Sample: **R-5 (TOWNSHIP)**

0 25 50 100 150 200 Feet



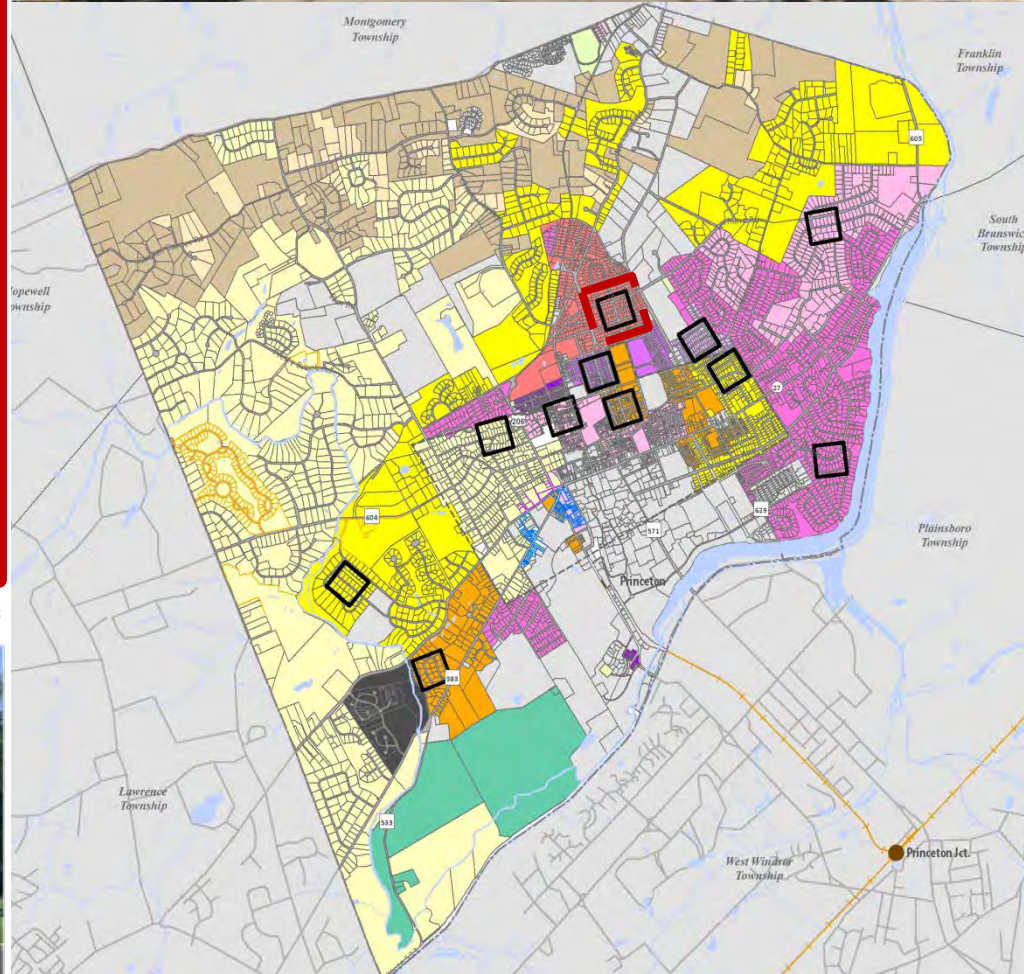
	CURRENT ZONING	CURRENT CHARACTER Min - Max / Typical
LOT AREA (min., s.f.)	21,780	20,000 - 33,000 / 22,000
LOT WIDTH (min., ft)	100'	90' - 170' / 110'
LOT DEPTH (min., ft)	100'	150' - 200' / 200'
LOT FRONTAGE (min., ft)	100'	90' - 170' / 110'
FRONT SETBACKS (min., ft)	25'	25' - 55' / 40'
SIDE SETBACKS (min., ft)	15'	5' - 65' / 25'
COMBINED SIDE YARD SETBACK	NA	
SMALLER YARD SETBACK	NA	
REAR YARD SETBACKS (min., ft)	15'	60' - 120' / 100'
COVERAGE* (max., %)	NA	
FAR (max., %)	20%	
BLDG. FOOTPRINT	NA	2,000 - 3,500 / 2,200
BLDG. HEIGHT (max, ft / stories)	NA	2 - 2.5 stories
BLDG. SETBACK-HEIGHT RATIO	1.0:1	
FRONT PARKING SETBACK**	25 (b), 25(c)	
SIDE PARKING SETBACK**	15(b), 8(c)	
REAR PARKING SETBACK**	15(b), 8(c)	
REQUIRED PARKING SPACES PER D.U.	NA	

Notes:

* Maximum permitted impervious coverage as per Sec. 10B - 246.1 Township Ordinance.

** See Section 10B-246 Princeton Township Ordinance

PREVAILING CHARACTERISTICS Survey by ZONING DISTRICT



QUADRAT/Sample: **R-6 (TOWNSHIP)**

0 25 50 100 150 200 Feet



PRINCETON NEIGHBORHOOD CHARACTER & ZONING INITIATIVE

PREVAILING CHARACTERISTICS Survey by **ZONING DISTRICT**



QUADRAT/Sample: **R-6 (TOWNSHIP)**

0 25 50 100 150 200 Feet



	CURRENT ZONING	CURRENT CHARACTER Min - Max / Typical
LOT AREA (min., s.f.)	10,890 (0.25 ac)	7,500 - 22,500 / 12,500
LOT WIDTH (min., ft)	85'	60' - 110' / 90'
LOT DEPTH (min., ft)	85'	130' - 150' / 140'
LOT FRONTAGE (min., ft)	85'	60' - 110' / 90'
FRONT SETBACKS (min., ft)	25'	25' - 40' / 25'
SIDE SETBACKS (min., ft)	15'	10' - 40' / 20'
COMBINED SIDE YARD SETBACK	NA	
SMALLER YARD SETBACK	NA	
REAR YARD SETBACKS (min., ft)	15'	40' - 80' / 60'
COVERAGE* (max., %)	NA	
FAR (max., %)	25%	
BLDG. FOOTPRINT	NA	1,000 - 2,700 / 1,500
BLDG. HEIGHT (max, ft / stories)	30'	2 - 2.5 stories
BLDG. SETBACK-HEIGHT RATIO	NA	
FRONT PARKING SETBACK**	25 (b), 25(c)	
SIDE PARKING SETBACK**	15(b), 8(c)	
REAR PARKING SETBACK**	15(b), 8(c)	
REQUIRED PARKING SPACES PER D.U.	NA	

Notes:

* Maximum permitted impervious coverage as per Sec. 10B - 246.1 Township Ordinance.

** See Section 10B-246 Princeton Township Ordinance

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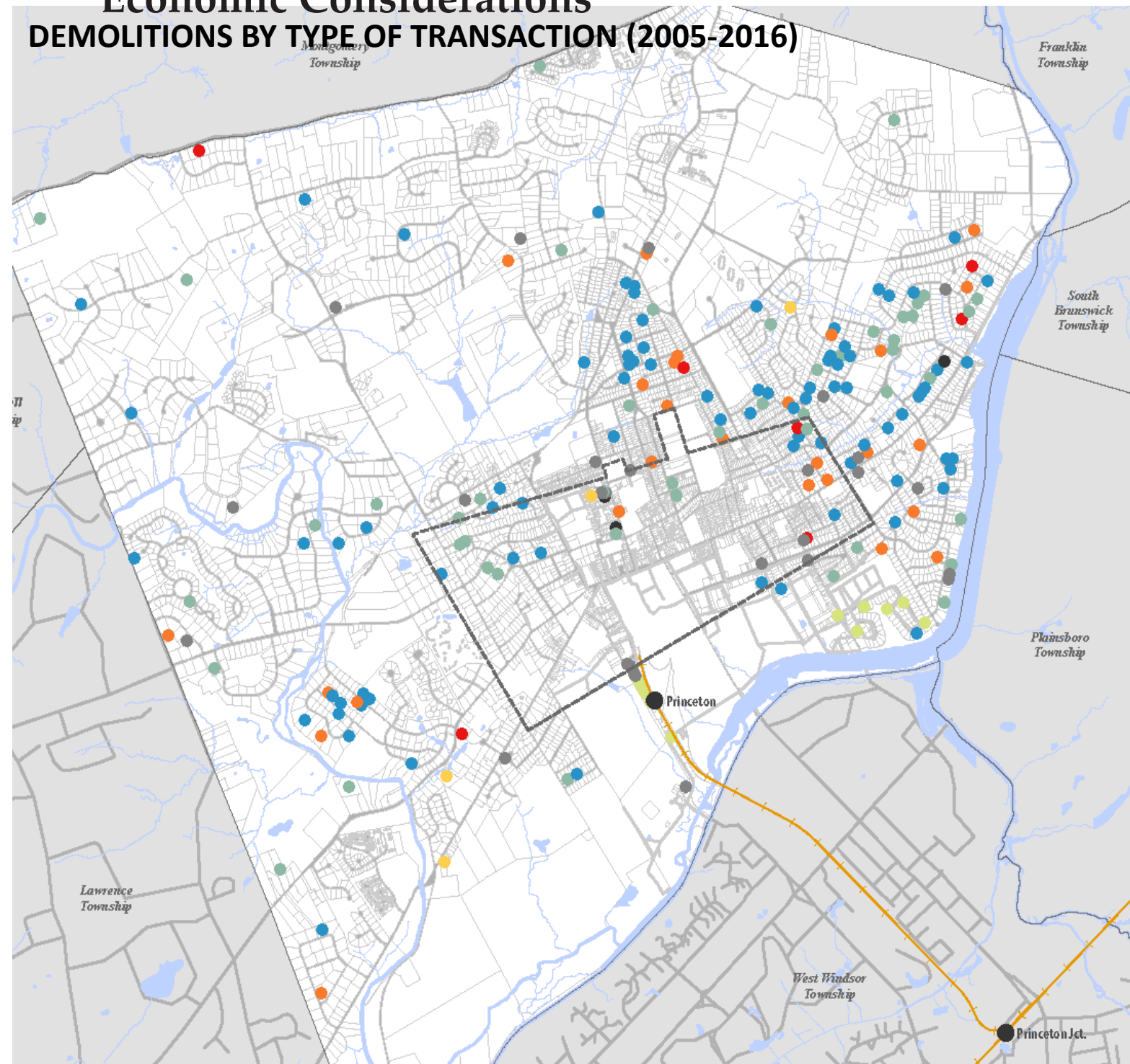


Four transaction types:

- 1. Developer buys old, demolishes, builds, sells**
(83)
- 2. New homeowner buys old, demolishes, builds**
(47)
- 3. Developer buys old ... not yet complete or sold**
(27)
- 4. Long-time homeowner demolishes old, rebuilds**
(7)

Economic Considerations

DEMOLITIONS BY TYPE OF TRANSACTION (2005-2016)



TransType

- Unknown/Unclear (29)
- Not Yet Demolished (3)
- Type 1: Purchased by developer/contractor; demolished, new construction sold to homeowner (83)
- Type 2: Purchased by current owner who demolished the house and built a new home (47)
- Type 3: Owned By Princeton University (14)
- Type 4: Owned By Government (4)
- In Redevelopment Process By Developer (27)
- Type 6: Demolition by Long Term Homeowner (7)

▭ Former Princeton Borough



● Train

Typical purchase/sales characteristics:

Size: 3 or 4 br house replaced by 4 or 5 br house

Purchase Price: Older house purchased for \$550,000 - \$630,000

Sales Price: New house sold for \$1.3 million - \$1.5 million

Legal Considerations

Probable Fiscal/Socioeconomic Impacts

Size: 3 or 4 br house replaced by 4 or 5 br house

Schools approx. 0.3 school children per new house (1 school child per every 3 or 4 new houses)

Purchase Price: Older house purchased for \$550,000 - \$630,000

Sales Price: New house sold for \$1.3 million to \$1.5 million

Taxes Increase in tax assessment is approx. \$16,000 per new house.

Affordability of Princeton:

- Older house requires min. annual household income of \$100,000 - \$115,000 to purchase.
- New house requires min. annual household income of \$285,000 - purchase. (10% higher if FHA)
- New house cannot be purchased by a family with making less than approx. \$285,000 a year.

Discussion

Next: Economic and Environmental Considerations

NJ Municipal Land Use Law (40:55D)

(40:55D-2) Purpose:

i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;...

(40:55D-65). A zoning ordinance may:

- a. Limit and restrict buildings and structures to specified districts and regulate buildings and structures according to their type and the nature and extent of their use, and regulate the nature and extent of the use of land for trade, industry, residence, open space or other purposes.*
- b. Regulate the bulk, height, number of stories, orientation, and size of buildings and the other structures; the percentage of lot or development area that may be occupied by structures; minimum or maximum lot sizes, or a combination thereof, and dimensions, including provisions concerning lot-size averaging; minimum improvable lot areas and cluster development, and for these purposes may specify minimum or maximum floor areas, or a combination thereof, floor area ratios and other ratios and regulatory techniques governing the intensity of land use and the provision of adequate light and air...*

Economic Considerations

Precedent: Size/Area Provisions

Floor area cap upheld as exercise of municipality's authority under MLUL to regulate size of structures by using FAR, other ratios, and regulatory techniques.

MLUL does not preclude a municipality from adopting zoning that defines terms different from definitions in MLUL.

Case: Rumson Estates v. Borough of Fair Haven

New zoning included a max floor area ratio of 0.40; floor area capped at 2,200 square feet for all single-family dwellings and the lesser of the floor area ratio or the cap controls.

Goals for zoning change: proportionality of new construction to other homes in the zone and providing for affordability of housing

Legal Considerations

Precedent/Opinion: Regulating Aesthetics

Hill Wallack LLP, from <http://www.hillwallack.com/>

The MLUL does not explicitly permit aesthetic zoning.

Courts have held that zoning ordinances must meet the "test of certainty and definiteness."

An ordinance must be "clear and explicit in its terms", and must provide "adequate standards to prevent arbitrary and indiscriminate interpretation and application" by local municipal officials.

As the Appellate Division has noted, "because of the subjective elements which can be involved in matters of architectural design, the necessity for clear and definite standards is particularly applicable to ordinances which seek to control this aspect of construction."

Courts have confirmed that aesthetics may properly be considered by zoning and planning boards where applicants are seeking "c" and "d" variances, since impact upon the neighborhood is a relevant criterion when evaluating variances.

More municipal zoning ordinances are incorporating aesthetics into requirements that must be addressed by applicants for site plan approval.

When zoning ordinances are drafted without that requisite certainty and definiteness, municipal officials are left with "too broad a discretion [which] permits determinations based on whim, caprice or subjective considerations." In such circumstances, the court must invalidate the ordinances, as they should any other, based on impermissible vagueness and indefiniteness. If such ordinances fail to provide for such definite standards, we can expect to see increasing challenges to their validity and enforcement.

Case: Morristown Rd. Assoc. v. Borough of Bernardsville

Environmental Considerations

1973



1973: 1,660 square feet

Average household size: 3 people

Square feet/person: 551

Four bedrooms or more: 23%

More than two bathrooms: 19%

Two-car garage or larger: 39%

Source: U.S. Census Bureau

2014



2014: 2,657 square feet

Average household size: 2.5 people

Square feet/person: 1,046

Four bedrooms or more: 46%

More than two bathrooms: 66%

Two-car garage or larger: 85%

MARK BOSWELL • Star Tribune

Potential Environmental Impacts

- Tree canopy, soil stability, stormwater
- Landscape quality, best practices
- Noise, light trespass and other nuisances
- Energy consumption/efficiency of new construction

Environmental Considerations



Planner's report on topics/remedies/implications

Near-term activities

- ✓ Site Design
 - Landscape guide/site plan review/Canopy protection Ordinance
 - Stormwater Ordinance tune-up
- ✓ Building Form
 - Car-first/"snouthouse" provision
 - Repetition provision
 - Driveway width/location, Parking
 - Height matched to Prevailing Character
 - Pro-porch encroachment rules

Future

- ✓ Update Land Use Element of Master Plan
- ✓ Design Guide
- ✓ Outline potential regulatory approaches on bulk controls more closely guided by prevailing character or form. Form-based code.
- ✓ Permitting/ Review / Oversight process
- ✓ Economic Strategies

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Neighborhood Change / Neighborhood Character

<https://princetonneighborhoods.org/>

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