

TOWNSHIP OF MAPLE SHADE
ORDINANCE NO. 2026-05

**AN ORDINANCE OF THE TOWNSHIP OF MAPLE SHADE, BURLINGTON COUNTY,
AMENDING CERTAIN SECTIONS OF CHAPTER 205, ENTITLED “ZONING,” OF
THE TOWNSHIP’S CODE TO ESTABLISH THE R-AH RESIDENTIAL AFFORDABLE
HOUSING DISTRICT**

WHEREAS the Township of Maple Shade Land Use Board adopted a Fourth Round Housing Element and Fair Share Plan (“HEFSP”) on June 25, 2025 pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-1, et seq); and

WHEREAS the Fourth Round HEFSP accounts for a number of proposed affordable housing mechanisms to provide for the creation of very-low, low-, and moderate-income units in accordance with applicable regulations to address its Fourth Round Prospective Need obligation of 78 units;

WHEREAS the Township Mayor and Committee agree to establish a new zoning district referred to as the R-AH Residential Affordable Housing District; and

WHEREAS this Ordinance shall apply except where inconsistent with applicable law.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Committee of the Township of Maple Shade, Burlington County, New Jersey, that Chapter 205, entitled “Zoning,” be amended as follows:

SECTION 1: Section 205-4, entitled “Definitions,” is hereby amended to include the following:

Townhouse - a one-family dwelling unit in an attached row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls.

Stacked townhouse - a one-family dwelling unit in an attached row of at least three townhouse units with each dwelling unit separated horizontally and/or vertically from another dwelling unit by a common wall and each dwelling unit having a separate entrance to grade.

Common Use Parking Area – a designated parking area on site to be privately owned and maintained for additional on-site parking.

SECTION 2: Chapter 205-5, entitled “Districts enumerated,” is hereby amended to add as follows:

R-AH: Residential Affordable Housing District

SECTION 3: Section 205-6, entitled “Zoning Map,” is hereby amended to include the following properties within the R-AH Zoning District:

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Block 189.02, Lots 1, 1.01, 2.01, 3, 6, 7.01; Block 189.06, Lot 1; Block 189.03, Lots 2, 3.01, 4, 5.01, 11

SECTION 4: Section 205-46.1, entitled “R-AH Residential Affordable Housing Zone” is hereby created as follows:

A. Purpose

- (1) The purpose of this chapter is to establish the R-AH Residential Affordable Housing Zone to allow a residential development with a mix of market rate units and units for very-low, low-, and moderate-income affordable housing units as outlined in the Township’s Fourth Round Housing Element/Fair Share Plan and in accordance with the applicable regulations at N.J.A.C. 5:93-1 et seq., N.J.A.C. 5:99 et seq., N.J.A.C. 5:80-26.1 et seq., and the New Jersey Fair Housing Act of 1985, as amended and supplemented.
- (2) This chapter shall apply to the parcels known on the official tax maps of the Township of Maple Shade as Block 189.02, Lots 1, 1.01, 2.01, 3, 6, 7.01; Block 189.06, Lot 1; Block 189.03, Lots 2, 3.01, 4, 5.01, 11.

B. Permitted Principal Uses

Principal permitted uses on the land and in buildings:

- (1) Townhouses
- (2) Stacked Townhouses

C. Permitted Accessory Uses

Accessory buildings, structures, and uses to the foregoing permitted principal uses are permitted, including:

- (1) Private residential shed on detached dwelling lots only and not to exceed 10 feet in height
- (2) Off-street parking and private garages
- (3) Common use parking area
- (4) Signs
- (5) Fences, subject to §123-17
- (6) Green infrastructure best management practices

D. Bulk Standards

Deviations from this section shall require variance relief.

- (1) Minimum tract area: 13 acres
- (2) Maximum number of residential dwelling units: 170 units
- (3) Number of affordable residential dwelling units: 34 units
- (4) Minimum Perimeter Building Setbacks: Where an individual lot is adjacent to a public right-of-way considered external to the inclusionary development project, a minimum setback of 25 feet shall be maintained for all structures. Where a lot is adjacent to any other property line external to the inclusionary development project, a minimum setback of 20 feet shall be maintained for all structures.

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(5) Townhouse Bulk Standards

- a. Minimum Lot Area: 1,600 sf interior lot / 2,000 sf end lot
- b. Minimum Lot Width: 20 ft interior lot / 25 ft end lot
- c. Minimum Lot Depth: 80 ft
- d. Front Yard Setback: 22 ft
- e. Minimum Rear Yard Setback: 10 ft (excluding building walls, porches, stoops, landings, stairs, and decks)
- f. Minimum Side Yard Setback: 0 ft interior lot / 5 ft end lot (one side)
- g. Maximum Coverage of Principal Building: 50% interior lot / 40% end lot
- h. Maximum Coverage of Accessory Structures: 5%
- i. Maximum Building Height: 3 stories / 36 feet
- j. Maximum Impervious Coverage: 60%

(6) Stacked Townhouse Bulk Standards

- a. Minimum Lot Area: 2,600 sf interior lot / 3,100 sf end lot
- b. Minimum Lot Width: 26 ft interior lot / 31 ft end lot
- c. Minimum Lot Depth: 100 ft
- d. Front Yard Setback: 22 ft
- e. Minimum Back Yard Setback: Minimum Rear Yard Setback: 10 ft (excluding building walls, porches, stoops, landings, stairs, and decks)
- f. Minimum Side Yard Setback: 0 ft interior lot / 5 ft end lot (one side)
- g. Maximum Coverage of Primary Building: 60% interior lot / 50% end lot
- h. Maximum Building Height: 3 stories / 36 feet
- i. Maximum Impervious Coverage: 80%

E. Site development standards

(1) Off Street Parking

- a. Off-street parking shall be provided in accordance with the R.S.I.S.
- b. Off-street parking areas shall be curbed and paved with an appropriate all-weather asphalt, bituminous or cement paving, and shall be adequately illuminated at night, with exterior lighting arranged to protect adjoining residences from direct glare or hazardous interference.
- c. All off-street parking areas for more than ten (10) spaces shall be screened with evergreen shrubbery or trees not less than five (5) feet in height when planted, or other suitable landscaping approved by the Land Use Board, along all streets and adjacent property lines.
- d. All parking areas and walkways thereto and appurtenant passageways and driveways serving residential uses having common off-street parking shall be adequately illuminated for security and safety purposes. The lighting plan in and around the parking areas shall provide for nonglare lights focused downward. The light intensity provided at ground level

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shall be indicated in footcandles on the submitted site plans and shall average at least 0.5 footcandle at intersections.

(2) Required Buffers

- a. A minimum of a 25-foot-wide landscaped buffer with berms shall be provided along all external public street frontages.
- b. No structure, activity, storage of materials, or parking of vehicles shall be permitted within a buffer area.
- c. Wetlands and Riparian Buffers shall be provided in accordance with NJDEP and Highlands Council regulations.

F. Design Standards

Deviations from this section shall require design waiver relief.

(1) Landscaping and Buffers

- a. General buffer and screen composition and planting standards.
 - i. Buffers for screening purposes may be comprised of existing vegetation and natural features, proposed new or transplanted vegetation, fences, walls and/or berms. When berms are included in a buffer, a curvilinear or naturalistic arrangement is encouraged.
 - ii. Native plant material shall be utilized to the greatest extent feasible.
 - iii. There shall be no more than 35 feet between shade trees.
 - iv. Buffer and screen plantings shall be broken at points of vehicular and pedestrian access, outside of clear sight triangles.
 - v. The remainder of the buffer area shall be planted with ground covers, including lawn grasses or meadow plantings, as appropriate to the character of the site and adjacent lands.
- b. Street Trees
 - i. Street trees shall be required along all existing or proposed public or private streets when they abut or lie within the proposed subdivision or site plan, and are in addition to other required plantings.
 - ii. Street trees shall be placed in a planting strip located between the proposed sidewalk and curb, within the right-of-way line. Street trees shall not be planted within clear sight triangles.
 - iii. A minimum of 50% of the proposed street trees shall be native to the region.
- c. Plantings shall not block, impede or interfere with the installation, safe use, operation or maintenance of roadways, sidewalks, sight easements, utilities, and lighting.
- d. Plantings shall not be of an invasive nature, weedy or brittle character, easily susceptible to pest infestations and/or diseases, or possess hazardous characteristics (bee-attracting, poisonous, thorny) when used in areas designated for sitting or play.

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- e. Existing wooded areas shall be retained to the extent feasible.

(2) Signage

a. Permitted Signage:

- i. Monument Signage, limited to one (1) per development entrance, not to exceed a maximum of two (2) signs. Each sign shall not exceed 40 square feet in area per side and shall be no taller than five (5) feet in height. Monument signs shall be set back a minimum of 10 feet from external roadways and lot lines and shall not interfere with any sight triangles.
 - ii. Directional Signage shall be limited to those that provide information pertaining to direction, identification of parking area, identification of pedestrian and motorist exits, warnings about clearance, and oncoming traffic. Directional signage shall be easily readable and shall not interfere with any sight triangles.
 - iii. Street Signage. Street signage shall be easily readable and shall not interfere with any sight triangles.
- b. All signage shall be coordinated, original, and aesthetically compatible. Signs shall be legible and dimensionally proportional.
 - c. Street signage and street lighting should be aesthetically unified or complementary.
 - d. Low-lying landscaping shall be provided at the base of freestanding signs and shall not conflict with sign messaging or sight triangles.
 - e. Signage shall be further subject to the regulations at §123-24 of the Township Code. Where any inconsistencies exist, this chapter shall take precedence.

(3) Pedestrian Connectivity, Sidewalks and Curbing

- a. Sidewalks, a minimum of five (5) feet in width shall be provided along all roadway frontages throughout the site providing pedestrian connectivity throughout the development.
- b. Curbing shall have a minimum exposed face of six (6) inches wide along all streets.
- c. Intersections shall contain handicapped accessible ramps.
- d. Intersections shall contain crosswalks, which will serve as an extension of the sidewalk.

(4) Street Lighting

- a. Street light fixtures shall be mounted at a maximum height of 10 feet; the supporting light pole shall not exceed 12 feet in height.
- b. Street lights shall be coordinated with other street furniture and street trees.

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- c. Street lights shall be mounted on fixtures which arc towards the ground plane.
- d. Street lights shall be architectural in nature and shall be cohesively designed throughout the development.

(5) Common Space and Natural Features

- a. Existing natural features such as trees, streams, hilltops, and scenic areas shall be preserved in designing a project to the extent feasible. Otherwise, areas not utilized for buildings, parking, driveways, or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, seeding, or similar plantings and shall be maintained in good condition.
- b. All common yard areas, open space, basins, wooded areas, buffer areas, and similarly situated areas shall be maintained by the Homeowners Association or management entity.

(6) Utilities

- a. No application for a permit shall be considered unless such building or project can be served by the sewer and water system. The installation of public water, sewerage, and drainage facilities shall be in accordance with the specifications of the appropriate governmental authorities. Such improvements shall be made at the sole expense of the developer. All detached dwelling units, townhouse units, and stacked townhouse units shall each have individual water and sewer service lines and shall have individual meters.
- b. All electricity, gas, telecommunications, cable, internet, etc. shall be installed underground and serve all units individually.
- c. The exterior placement of satellite dishes shall be prohibited.

(7) Mechanical Equipment

- a. Building and mechanical equipment, including but not limited to HVAC, meters, etc., should be located so as to be visually shielded or screened from the public street to the extent allowed by utility companies.
- b. An individual HVAC system providing heat and air conditioning shall be provided for each unit.

(8) Building Construction and Facilities

- a. Provision for the disposal and storage of refuse shall be provided for each dwelling unit.
- b. Each dwelling unit shall be designed and constructed with a soundproofing barrier between adjoining units, both horizontally and vertically.
- c. An individual washer and dryer shall be installed in each dwelling unit.

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- d. A minimum of 300 cubic feet of storage space for such items as bicycles, tires, lawn care equipment and items of dead storage shall be provided for each dwelling unit.

(9) Architectural Standards

- a. All buildings shall be compatibly designed, whether constructed all at one time or in stages over a period of time. All building walls facing any street or residential district line shall be suitably finished for aesthetic purposes.
- b. To encourage an attractive building arrangement, desirable variations in such things as the facade, construction and rooflines of detached dwellings, townhouses, and stacked townhouses shall be encouraged. Individuality in buildings may be achieved also by use of varying external materials, colors, landscape elements and other design details.
- c. The exterior walls of all buildings shall be of vinyl siding or brick or stone facing, or other suitable maintenance-free material approved by the Land Use Board, except that decorative trim may be used for not more than 20% of the exterior surface of any facade. Exterior walls shall not be of exposed cinder block or EIFS.
- d. All structures shall be situated with proper consideration of their relationship to other buildings in terms of light, air, usable open space, access to public and private rights-of-way, off-street parking, height, bulk, and street alignment.
- e. Building designs shall incorporate modulation and articulation, including changes in textures, materials, colors, as well as massing reveals in order to create visual intrigue and pedestrian-scaled façades.
- f. Window placement shall be utilized to help articulate the building's aesthetics and designed to create depth and offsets of the walls.
- g. The pitch of hipped or gabled roofs, over structures other than stoops, porches or balconies must be at a minimum slope of 8:12.

(10) Green Building, Sustainability, and Resilience Standards

- a. Planning practices that advance green building, sustainability, and resiliency should be incorporated into new development to the extent feasible. New development is encouraged, but not required, to consider contemporary best practices advanced by certification programs such as LEED, Energy Star, Passive House, SITES Initiative, and others.
- b. Where feasible, off-street parking areas should be constructed with impervious materials to mitigate stormwater runoff and maintain the integrity and quality of existing natural features on and surrounding the property.

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Section 3. Repealer. All ordinances or code provisions or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4. Severability. If any section, subsection, paragraph, sentence or any other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance.

NOTICE OF INTRODUCTION

The foregoing ordinance was introduced at a meeting of the Maple Shade Township Council, held on February 26, 2026, and was read for the first time. This ordinance will be further considered for final passage at a regular meeting of the Township Council to be held on March 13, 2026, at 3:00 pm at 200 Stiles Avenue, Maple Shade New Jersey. Copies of this ordinance will be made available on the township website at: www.mapleshade.com and at the Municipal Clerk's office to members of the general public who request same during normal operating hours. All interested persons will be given the opportunity to be heard concerning the ordinance.

Andrea T. McVeigh, RMC

Maple Shade Township