

ZONING

400 Attachment 2

Borough of Montvale

Limiting Schedule for Affordable Housing Districts for Second Fair Share Cycle

[Added 10-14-2003 by Ord. No. 2003-1207; amended 2-24-2004 by Ord. No. 2004-1216;
10-26-2004 by Ord. No. 2004-1225; 1-25-2005 by Ord. No. 2005-1130; at time of adoption of Code (see Ch. 1,
General Provisions, Art. II)]

Bulk Standards	AH-9A	AH-10A	RCO	AHO-16	AH-8A
Minimum tract size	60,000 square feet	10 acres	7.5 acres	10 acres	8 acres
Minimum tract width	n/a	200 feet	350 feet	200 feet	50 feet ⁵
Maximum density	9 units/acre	10 units/acre	9.6 units/acre ¹	16.3 units/acre	8.1 units/acre
Maximum number of units on tract	12 units	128 units	72 units ¹	176 units	70 units ¹
Minimum setbacks for principal buildings:					
From perimeter property lines	20 feet	75 feet ²	50 feet	50 feet	50 feet ⁶
From internal roadways	10 feet	15 feet	20 feet ³	10 feet	15 feet ⁷
From outdoor parking spaces	5 feet	15 feet	10 feet	5 feet	15 feet
From face of garage to roadway	n/a	20 feet	n/a	n/a	15 feet
From public right-of-way	125 feet	n/a	n/a	100 feet	n/a
Minimum setback of internal roadway from perimeter property lines	5 feet	40 feet ⁴	50 feet	30 feet	10 feet

NOTES:

- ¹ The maximum density and maximum number of units shall be calculated on the basis of the lot area located within the Borough of Montvale.
- ² Except at the easterly property line, the minimum setback from the perimeter property line shall be reduced to 40 feet.
- ³ Provided that driveways connecting principal buildings to a cul-de-sac roadway/cartway are exempt from this requirement.
- ⁴ Except at the northerly property line, the minimum setback from the perimeter property line shall be reduced to 10 feet.
- ⁵ Exclusive of New York State portion of parcel.
- ⁶ The fifty-foot standard shall be where the perimeter property lines are adjacent to single-family homes in Montvale. The minimum requirement is reduced to 25 feet adjacent to the Garden State Parkway and 10 feet in all other cases.
- ⁷ Alleys providing access to garages are exempt from this requirement.

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Bulk Standards	AH-9A	AH-10A	RCO	AHO-16	AH-8A
Minimum retaining wall setback					
From cartway of internal road	n/a	5 feet	5 feet ³	n/a	5 feet
From outdoor parking spaces	n/a	2 feet	2 feet	n/a	n/a
Minimum distance between principal buildings on the tract					
Front-to-front	75 feet	75 feet	44 feet	75 feet	50 feet
Front-to-side	30 feet	30 feet	44 feet	30 feet	30 feet
Front-to-rear	75 feet	75 feet	44 feet	75 feet	55 feet
Side-to-rear	20 feet	30 feet	44 feet	30 feet	30 feet
Side-to-side	20 feet	20 feet	44 feet	20 feet	30 feet
Rear-to-rear	75 feet	75 feet	44 feet	75 feet	34 feet
Maximum building coverage	15%	20%	25%	20%	40%
Maximum impervious coverage	40%	50%	50%	60%	65%
Minimum open space	60%	50%	50%	40%	35%
Maximum building height					
Stories	2	4	4 ⁸	2	2½ ⁹
Feet	35	45	40	35	35

NOTES:

⁸ Provided one of such stories is a cellar.

⁹ Occupancy of the area within the roofline of the units as a half-story shall be constructed as a dormer, and shall permit a bedroom, a bathroom and other such incidental living space within the roofline of the unit, in addition to the use and occupancy of any basement, first-floor and second-floor units.

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Bulk Standards	AH-9A	AH-10A	RCO	AHO-16	AH-8A
Minimum perimeter buffer	n/a	50 feet ¹⁰	50 feet ¹¹	25 feet ¹⁰	10 feet ¹⁷
Maximum number of dwelling units per building	6	12	12	18	8 for townhouses 10 for apartments
Maximum length of building	120 feet	150 feet	160 feet	260 feet	195 feet
Minimum percentage of affordable units on site	25%	20%	0% ¹²	22%	20%
Maximum area of steep slope encroachment permitted					
Slopes 15% - 25%	— ¹⁴	35%	5% ¹³	— ¹⁴	5% ¹³
Slopes 25% or greater	— ¹⁴	15%	5% ¹³	— ¹⁴	5% ¹³
Maximum permitted height of retaining walls	— ¹⁶	21 feet ¹⁵	25 feet	— ¹⁶	6 feet

NOTES:

- ¹⁰ The following encroachments shall be permitted within the required buffer area: retaining walls, internal roadways, and outdoor parking spaces, provided no more than 20% of the required buffer area is encroached upon.
- ¹¹ The following encroachments shall be permitted: retaining walls, perpendicular crossings by internal roadways, provided not more than 55% is so upon encroached and providing that at least 55% of the existing wooded buffer areas shall not be altered from their existing natural state.
- ¹² Development in this zone shall make a payment in lieu of providing low- and moderate-income units on site in accordance with § 400-29F(2).
- ¹³ Percentage calculated on the lot area located within the Borough of Montvale.
- ¹⁴ Except as specifically provided for herein, all developments shall adhere to the requirements of § 400-47.
- ¹⁵ Measured from grade as a vertical distance (90°) to the top of the wall. The maximum height from grade to the top of a fence placed upon such a wall shall not exceed 25 feet.
- ¹⁶ Except as specifically provided for herein, no retaining wall shall exceed the height as specified in Chapter 196, Fences.
- ¹⁷ Except that, where adjacent to single-family homes in Montvale, the average width of such buffer shall be 30 feet.

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Limiting Schedule for Affordable Housing Districts for Second Fair Share Cycle (continued)

Bulk Standards	AH-9A	AH-10A	RCO	AHO-16	AH-8A
Standards for accessory buildings					
Minimum building setbacks for accessory structures					
From internal roadways	n/a	n/a	30 feet	30 feet	n/a
From outdoor parking areas	n/a	n/a	10 feet	10 feet	n/a
Minimum distance between an accessory building and another building on site	n/a	n/a	10 feet	10 feet	n/a
Maximum height of an accessory building:					
Stories	n/a	n/a	1	1	n/a
Feet	n/a	n/a	25 feet	15 feet	n/a
Signage: freestanding signs					
Maximum number permitted	— ²²	3	1 ¹⁹	— ²²	1 ¹⁹
Maximum area of sign	— ²²	30 s.f. ²⁰	30 s.f. ²⁰	— ²²	30 s.f.
Minimum height above grade	— ²²	7 feet	8 feet	— ²²	7 feet
Minimum setback from property line	— ²²	— ²²	5 feet	— ²²	5 feet
Illumination	— ²²	— ²²	External only ²¹		External only ²¹
Fences					
Maximum height above grade	— ²³	4 feet	— ²³	— ²³	— ²³
Minimum distance to pavement edge	— ²³	2 feet	— ²³	— ²³	— ²³

NOTES:

¹⁹ Two-sided sign, 30 square feet maximum per side.

²⁰ The area of the freestanding monument on which the sign is mounted shall not be included in the calculation of sign area.

²¹ Provided appropriate screening of illumination from public view is provided.

²² All sign regulations per § 400-62 et seq. shall be adhered to.

²³ The fence regulations per Chapter 196 shall be adhered to.