

ZONING

400 Attachment 3

Borough of Montvale

Limiting Schedule for Affordable Housing Districts for Third Fair Share Cycle

[Added 12-14-2004 by Ord. No. 2004-1228; amended 9-13-2005 by Ord. No. 2005-1243; at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

Area, Yard and Bulk Standards	Zone	
	AH-1B	AH-3B
Minimum tract size	22 acres	6 acres
Minimum tract width	500 feet, excluding any entrance road and measured at the midpoint of the tract	200 feet
Maximum density	0.91 units per acre	3 units/acre
Maximum number of units on tract	20 units	22 units ¹
Minimum setback for principal buildings		
From perimeter property lines	75 feet	40 feet
From Borough open space lot	25 feet	n/a
From cartway of internal roadways	20 feet	35 feet
From outdoor parking spaces	n/a	35 feet
From face of garage to roadway	25 feet	35 feet
From public right-of-way	n/a	40 feet
Minimum internal roadway setbacks		
From perimeter property lines	10 feet, except as may be required by NJDEP regulations, in which event setback may be 0 feet	n/a
Minimum retaining wall setbacks		
From cartway of internal roadways	5 feet	n/a
From outdoor parking spaces	n/a	n/a
Minimum distance between buildings on the tract		
Front to front	75 feet	75 feet
Front to side	40 feet	30 feet
Front to rear	40 feet	75 feet
Side to rear	30 feet	30 feet
Side to side	30 feet	30 feet
Rear to rear	60 feet	75 feet
Requirement		
Maximum building coverage	10% of tract	15% of tract
Maximum impervious coverage	30% of tract	35% of tract
Minimum open space	70% of tract	65% of tract
Maximum building height:		
Stories	2 1/2	2
Feet	35	35

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Area, Yard and Bulk Standards	Zone	
	AH-1B	AH-3B
Minimum perimeter buffer	50 feet, which shall remain in a completely undisturbed natural state; no encroachments except the following shall be permitted: internal roadways, underground utilities (sewer, water, drainage, CATV, electrical and phone) and retaining walls for that internal roadway	25 feet
Maximum number of dwelling units per building	1	5
Maximum length of building	n/a	225 feet
Minimum number of low- and moderate-income dwelling units	0 ²	0 ²
Maximum area of steep slope encroachment:		
Slopes 15%-25%	20%	-- ³
Slopes 25% or greater	10%	-- ³
Maximum height of retaining walls	6 feet	3 feet
Signs		
Maximum number and type	1 freestanding monument sign	-- ⁴
Maximum area of sign	30 square feet	-- ⁴
Maximum height above grade	7 feet	-- ⁴
Minimum setback from property line	5 feet	-- ⁴
Illumination	External only	-- ⁴
Fences:		
Maximum height above grade	4 feet	-- ⁵
Minimum distance to pavement edge	2 feet	-- ⁵

NOTES:

¹ In no event shall the combined number of dwelling units developed in the RI-40B and AH-3B Districts exceed 28 in total.

² A payment in lieu of providing affordable units on site shall be made in accordance with § 400-30F.

³ Except as specifically provided herein, all developments shall adhere to the requirements of § 400-47.

⁴ Except as specifically provided for herein, developments shall adhere to the requirements of § 400-66.

⁵ Except as specifically provided for herein, signs shall adhere to the requirements of Chapter 196, Fences, as pertains to single-family residences.