

ZONING

400 Attachment 4

Borough of Montvale

Retail Signs in AH-PUD District

Type	Location	Maximum Number	Total Area (square feet)	Maximum Area of Any 1 Sign (square feet)	Maximum Height (feet)	Required Setback from Property Line (feet)	Maximum Letter Height (feet)
1. Primary monument sign	At intersection of Mercedes Drive/Grand Avenue	1	100	—	12	10	—
	At intersection of Phillips Parkway/Grand Avenue	1	80	—	8	10	—
2. Entrance monument sign	At Mercedes Drive entrance	1	36	—	6	5	—
	At Grand Avenue entrance	1	24	—	4	5	—
	At Phillips Parkway entrance	1	24	—	4	5	—

MONTVALE CODE

Type	Location	Maximum Number	Total Area (square feet)	Maximum Area of Any 1 Sign (square feet)	Maximum Height (feet)	Required Setback from Property Line (feet)	Maximum Letter Height (feet)
3. Wall Signs*	Stores over 100,000 square feet	4	1,200	475	—	—	10
	Stores between 20,000 and 100,000 square feet	2 per tenant, but only 1 per tenant per facade	80**	60	—	—	6
	Stores less than 20,000 square feet	2 per tenant, but only 1 per tenant per facade	60**	36	—	—	3
4. Pedestrian wayfinding directory sign	Key pedestrianways, public activity areas	5	60	12	7	100	—

NOTES:

*A projecting pendant sign may be permitted but shall be counted as one sign and shall not exceed five square feet in size. If a pendant sign is utilized, then both a wall sign and pendant sign may be allowed on the same facade.

** Per tenant.