

**BOROUGH OF WOODCLIFF LAKE**  
**Bergen County, New Jersey**

**Ordinance No. 19-10**

**AN ORDINANCE ENTITLED “AH-3 AFFORDABLE HOUSING DISTRICT”**

**WHEREAS**, the Borough of Woodcliff Lake (“Borough”) has determined that the following shall constitute the AH-3 Affordable Housing District in the Borough.

**NOW THEREFORE BE IT ORDAINED**, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey, as follows:

A. Permitted Principal Uses

- Townhouses
- Single family homes in accordance with the requirements of the R 22.5 Zoning District

B. Permitted Accessory Uses

- Active and passive open space and recreational facilities for residents and guests as customarily incidental to the permitted uses.
- Fences, (in accordance with Chapter 168 of the Woodcliff Lake Code) retaining walls in accordance with the requirements in Section D 1c.below and Section 380-111 C.(4), (6), (7), and landscaping and buffering in accordance with the provisions of Section 292-29, and lighting and buffering (in accordance with Section 292-28) of the Woodcliff Lake Code.
- On- and off-street parking in accordance with RSIS.
- Signs in accordance with the provisions of Chapter 187 of the Woodcliff Lake Code.

C. Area, yard and bulk requirements.

(1) Minimum Requirements as follows:

|   |           |
|---|-----------|
| a. Tract size                               | 7.5 acres |
| b. Tract width                              | 350 feet  |
| c. Building setback for principal buildings |           |
| - From perimeter property lines             | 50 feet   |
| - From cartway of internal roadways         | 20 feet   |
| - From guest parking spaces                 | 15 feet   |
| - From face of garage to roadway            | 20 feet   |

|  |                             |
|--|-----------------------------|
| - From public right-of-way   | 60 feet                     |
| d. Building setbacks for accessory structures:                     |                             |
| - From internal roads  | 5 feet                      |
| - From outdoor parking areas                                       | 5 feet                      |
| e. Minimum distance between buildings on the tract:                | 75 feet                     |
| f. Minimum perimeter buffer width                                  | 35 feet                     |
| g. Minimum landscape area  | 65 %                        |
| h. Minimum internal roadway setbacks from perimeter property lines | 10 feet to edge of pavement |
| i. Minimum retaining wall standards:                               |                             |
| - Minimum setback from perimeter property line                     | 35 feet                     |
| - Minimum setback from cartway of internal roadways                | 5 feet                      |
| - Maximum height   | 8 feet                      |
| - Minimum distance between parallel located retaining walls        | 5 feet                      |

(2) Maximum Requirements as follows:

|   |                  |
|---|------------------|
| a. Permitted density                              | 2 units per acre |
| b. Number of units on tract                       | 15 units         |
| c. Building coverage                              | 15%              |
| d. Impervious coverage                            | 35%              |
| e. Maximum building height: <sup>1</sup>          |                  |
| - Feet  | 35 feet          |
| f. Number of dwelling units per building          | 4 units          |
| g. Length of building                             | 190 units        |
| h. Maximum unit floor area <sup>2</sup>           | 3,500 s.f.       |
| i. Area of total site of steep slope disturbance: | * <sup>3</sup>   |

(3) Signage requirements as follows:

|                            |                 |
|----------------------------|-----------------|
| a. Maximum number and type | 1 monument sign |
|----------------------------|-----------------|

<sup>1</sup>The height of each unit shall be measured as follows: the vertical distance from the average finished grade around each unit to the midpoint of a sloping roof or to the topmost portion of a flat roof. Each unit shall be measured individually.

<sup>2</sup> Unit floor area shall be the gross floor area of the unit, measured to the outside of exterior walls and to the centerline of common walls between adjacent units, exclusive of attics, garages, crawl spaces, cellars or other floors below the average finished grade along the outside unit walls.

<sup>3</sup> Steep slope disturbances in the AH-3 zone shall be exempt from the percentages set forth in § 380-109 A(1), but shall meet all other requirements of Article XV Protection of Critical Slope Areas, § Section 380-106 through 111 except for § 380-111 C(1) and (2).

|                                       |                |
|---------------------------------------|----------------|
| b. Maximum height                     | 4 feet         |
| c. Maximum sign area                  | 12 square feet |
| d. Minimum setback from property line | 5 feet         |
| e. Illumination                       | External only  |

(4) Off-street parking and driveway requirements as follows:

|  |         |
|--|---------|
| a. Per RSIS standards; a minimum of 0.5 spaces per unit shall be provided either on-street or off-street for visitor parking |         |
| b. Minimum driveway widths   |         |
| - With no on-street parking  | 24 feet |
| - With parking on one-side   | 28 feet |
| - With parking on both sides   | 30 feet |

D. Site Planning and Building Guidelines

1. Site Planning

a. Preservation of Open Space

Driveways, garages, and house foundations shall be designed to minimize the amount of site grading and soil disturbance. Mature trees shall be conserved where possible, per Town Ordinance Section 355-11 through 26 of the Borough Code

b. Additionally no disturbance of vegetation or grading shall be permitted within twenty (20) feet of a perimeter property line, and buffer plantings shall be provided within thirty five (35) feet of the perimeter property line.

c. Retaining Walls

Retaining walls may not be located within 20 feet of site property lines, except along Old Pascack Road.

The maximum permitted height of each retaining wall is eight (8) feet. The height of each retaining wall, and the height of each tier of a wall system, shall be measured as a vertical distance from its bottommost exposed grade to the top of

the wall. The maximum height along a varying-height wall shall be used to define the height of each wall.

Any retaining wall, or tiered wall, with a height of greater than four (4) feet above grade shall be topped with fencing having a minimum height of three (3) feet or, in the alternative provided safety concerns are adequately addressed, densely planted vegetation at 50 percent of the full growth screening.

Where more than one retaining wall is arranged in a tiered or terraced fashion, there shall be at least five (5) feet distance separating each wall horizontally.

Retaining walls shall be constructed in a manner so as to permit the continued flow of natural drainage and shall not cause surface water to be blocked or dammed to create ponding, either upon the property upon which such wall is located or upon any adjacent lot, street or adjoining lands. The bench shall be properly graded to facilitate drainage. Landscaping that is installed in the vicinity of any structural retaining wall shall be appropriate for the location and shall not have a root system that will impair the integrity of the retaining wall.

Structural retaining walls shall be constructed of permanent, uniform, engineered materials such as concrete, pre-cast block, or masonry. Exposed areas of the retaining wall shall be faced in a more naturalistic and/or rusticated material such as cultured stone, brick, or stone.

Landscape retaining walls may be constructed in the same fashion as the structural retaining walls described above, or of stone or cultured stone or durable or preservative treated wood, or other durable materials.

d. Privacy Walls and Fences

Any fences or walls provided for privacy or visual screening shall be of attractive and high-quality wood, simulated wood, black-powder-coated aluminum picket style, or stone, manufactured stone, or similar veneer. Chain link fences are prohibited. In addition fences and walls shall adhere to the requirements of Chapter 168 of the Borough Code.

e. Landscaping and Buffering

The base of all buildings, on all sides, should be visually softened through installation of landscaping. Such landscaping should be selected and maintained so as not to block building windows or doors. Landscaping should include a mix of hardy perennials, including woody bushes, ornamental flowering plants,

evergreens, and plants that maintain their structure for visual interest through winter.

Street trees shall be planted along both sides of Rosengren Court, spaced no farther apart than 60 feet on center, except where interrupted by shared driveways. Street trees shall also be planted along at least one side of each shared portion of driveways, on the side that is opposite the dwelling units. Driveways that serve only one unit are not required to include street trees.

Landscaping shall also be provided in front of all retaining walls, both single and terraced, to break up the visual expanse of such walls. In addition, landscaping shall adhere to the requirements of Section 292-29 of the Borough Code.

f. Lighting

Site lighting is permitted along streets, driveways, and walkways. Site lighting shall use full-cutoff dark-sky compliant type fixtures, whenever possible. In addition, site lighting shall adhere to the requirements of Section 292-28 of the Borough Code.

g. Pedestrian Walkways

A sidewalk is required on one side of Rosengren Court. The sidewalks shall also extend down all driveways, on the same side as the units, to connect to the front doors of all units.

2. Building Design

a. Orientation

The **front elevation** is defined as the façade that includes garage entries for the majority of the units in each building. In most cases, the front elevation will face uphill or downhill, west or east. The **rear elevation** is defined as the façade opposite the front elevation. No garage entries are permitted in the rear elevation. In most cases, the **side elevations** will face north or south. Garages are permitted within side elevations, but shall not face exterior property lines.

b. Building Entries

i. Front and Side Pedestrian Entries

The **front elevation** shall at a minimum include one **pedestrian entry** to the central unit of a building of three units, or to one of the units in a building of two units. For any individual unit that lacks a pedestrian entry within the **front elevation**, a pedestrian entry shall be provided on a side elevation in a location that is visible from the front, and an upper-story **balcony** with double French doors shall be provided on the elevation that faces downhill toward Pascack Road and Old Pascack Road.

Architectural detailing should be used to focus emphasis on the **pedestrian entry** rather than the garage door. The pedestrian entry should be emphasized within the façade through massing variation such as recessions and projections, and by architectural elements such as columns, overhangs, and porticos. Entry doors shall be paneled, flanked by sidelites, and capped by transom windows above. Front and side pedestrian entry doors are encouraged to be located several steps up from grade, with a stoop or raised porch.

ii. Rear Pedestrian Entries

At least one **rear pedestrian entry** shall be provided for each unit in the rear façade. For two-unit building, the rear pedestrian entry may be located within a side elevation. Each rear entry should comprise a set of double French or sliding doors, with each door having a 3x6 pattern of divided lites, and capped by a row of transom lights overhead.

c. Windows and Shutters

Windows shall be vertically-proportioned. Windows may be clustered in pairs or trios to create larger areas of glazing. Windows on upper stories should be vertically aligned with windows on the ground floor, rather than haphazardly placed. Windows shall have dimensional trim of minimum three (3) inches in width on all sides, projecting from the façade plane so as to create shadow lines. Each window shall have prominent lintels and sills. Building windows shall be double-hung, with the top half of most windows having a 2x4 pattern of divided lites. Smaller windows may be fully divided into equally-sized lites. For architectural emphasis, a row of transom lights is encouraged over all windows on the first (main) floor of each unit. Window glazing should be recessed at least two (2) inches relative to the surrounding trim, so as to create a strong shadow line. Where shutters are provided, they should be properly dimensioned to each cover half of the window. Operable window shutters are encouraged.

d. Balconies

Any balconies containing required doors in an elevation facing Pascack Road or Old Pascack Road (see *Front and Side Pedestrian Entries*, above) shall be at least four feet

deep so as to be useable for a small table and chairs. Balconies may be recessed or may project from the façade.

e. Garage Doors

Garages, shall have raised panels and a row of lites in the top portion. Garage doors should be recessed relative to the surrounding facade, so as to create shadow lines and diminish their importance in the façade. Garage doors located side-by-side should be in structurally-separated openings.

3. Massing and Articulation

a. Massing

Building architecture should break the long façades of each building into single townhouse units by use of downspouts and changes in roof height. Changes in façade plane between adjacent units are also encouraged so as to create significant shadow lines that help create a sense of depth in the facade. The mass of each townhouse should be further broken down through use of front-gabled bays as well as bay or bow windows. Front-gabled bays should project beyond the adjacent façade planes by at least one foot. The shape of rooflines should coordinate with and reinforce the variation in bay massing. Roofs shall be front- or side-gabled with minimum slope of 5:12 rise:run. Pitched roofs should have overhanging eaves that extend at least one foot beyond the building wall below. Brackets or exposed rafter tails are encouraged. Faux dormer windows are encouraged on sloping roof areas. Dormer placement should align with windows on lower levels.

b. Articulation

The main (first) floor of each building should be emphasized with more architectural detailing and a higher degree of fenestration. The base of the building (containing the garage level) should be emphasize with different and weightier materials (for example, stone cladding). Preferred primary materials for all building facades are Hardie-plank® cement board siding, Azek trim for frieze and corner detailing, stone or manufactured stone veneer at lower garage levels, and brick for chimneys. In addition, cast iron, standing seam metal (for roofing), and other types of metal are permitted.

c. Materials

Materials should be applied in a logical manner. Heavier-appearance materials, such as stone, should be placed below lighter-appearance materials, such as wood shingles. Cladding and facing materials should be applied in a manner that looks

integral to the building design and structure; surface materials should be wrapped around corners of a building to a logical break in plane, so as to avoid a pasted-on appearance.

d. Lighting

Façade-mounted lighting, in the form of goosenecks or sconces, is encouraged at pedestrian entries and garage doors. Building lighting shall use full-cutoff dark-sky compliant type fixtures.