



0 300 600 1,200  
Feet

STATE OF NEW YORK ROCKLAND COUNTY

STATE OF NEW YORK ROCKLAND COUNTY

RIVERVALE BOROUGH

RIVERVALE BOROUGH

PARK RIDGE BOROUGH

UPPER SADDLE RIVER BOROUGH

WOODCLIFF LAKE BOROUGH

#### LEGEND

New York / New Jersey State Line  
Montvale Borough

AAPARTMENT DISTRICT  
AH-10A AFFORDABLE HOUSING DISTRICT  
AH-1B AFFORDABLE HOUSING DISTRICT  
AH-26 AFFORDABLE HOUSING DISTRICT  
AH-3B AFFORDABLE HOUSING DISTRICT  
AH-6A AFFORDABLE HOUSING DISTRICT  
AH-8A AFFORDABLE HOUSING DISTRICT  
AH-9A AFFORDABLE HOUSING DISTRICT  
AH-PUD AFFORDABLE HOUSING - PLANNED UNIT DEVELOPMENT DISTRICT  
AH6 AFFORDABLE HOUSING DISTRICT  
AH7 AFFORDABLE HOUSING DISTRICT

AH9 AFFORDABLE HOUSING DISTRICT  
AHO-16 AFFORDABLE HOUSING OVERLAY DISTRICT  
B-1 BUSINESS DISTRICT  
B-2 BUSINESS DISTRICT  
LMSCH LOW/MODERATE-INCOME SENIOR CITIZEN HOUSING DISTRICT  
M-PUD MIXED-USE PLANNED UNIT DEVELOPMENT DISTRICT  
MI-1 MIXED-USE INCLUSIONARY 1 OVERLAY DISTRICT  
MI-2 MIXED-USE INCLUSIONARY 2 OVERLAY DISTRICT  
MI-3 MIXED-USE INCLUSIONARY 3 OVERLAY DISTRICT  
OR-1 OFFICE AND RESEARCH DISTRICT  
OR-2 OFFICE AND RESEARCH DISTRICT

OR-3 OFFICE AND RESEARCH DISTRICT  
OR-4 OFFICE AND RESEARCH DISTRICT  
R-10 SINGLE FAMILY RESIDENCE DISTRICT  
R-15 SINGLE FAMILY RESIDENCE DISTRICT  
R-40 SINGLE FAMILY RESIDENCE DISTRICT  
R1-10 SINGLE FAMILY RESIDENCE DISTRICT  
RCO RETIREMENT COMMUNITY OVERLAY  
RI-10A  
RI-25B  
RI-40B SINGLE FAMILY RESIDENCE INCLUSIONARY DISTRICT  
T-6 TOWNHOUSE  
Blocks  
Lot Lines  
Other ROWs

#### NOTES:

\*Municipal, State and parcel data were downloaded from NJGIN Open Data and NYS GIS Clearinghouse.

#### ZONING MAP

BOROUGH OF MONTVALE  
BERGEN COUNTY, NJ



Corporate Headquarters  
331 Newman Springs Rd, Suite 203  
Red Bank, NJ 07701  
T: 732.383.1950  
F: 732.383.1950  
www.maserconsulting.com

SCALE: AS SHOWN	DATE: 10/27/2020	DRAWN BY: SEB	CHECKED BY: MTK
MC PROJECT NO: MVB605			

NO.	DATE	DESCRIPTION	SURVEYED BY	DRAWN BY	DESIGNED BY	CHECKED BY
1	10-08-2020	VARIOUS REVISIONS		AAP		