



0 300 600 1,200
Feet

STATE OF NEW YORK ROCKLAND COUNTY

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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
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1	10-08-2020	VARIOUS REVISIONS		AAP		