

ORDINANCE NO. 23-14

NORTH BROADWAY AFFORDABLE HOUSING ZONE

SECTION I.

Section 380-7 of the Borough of Woodcliff Lake Code shall be revised to add the Affordable Housing-North Broadway District (AH-NB), to read as follows (insertions are underlined):

§380-7 Classification of districts

For purposes of promoting public health, safety, morals and general welfare of the community, the Borough of Woodcliff Lake is hereby divided into the following zone districts known as:

R-30	Residential One-Family District
THO	Townhome Overlay District
R-22.5	Residential One-Family District
R-15	Residential One-Family District
B-1	Broadway (East and West) Business District
B-2	Chestnut Ridge Road (West) Business District
B-3	Chestnut Ridge Road (East) Business District
S-O II	Special Office District II
EAO	Executive, Administrative and Research Office District
R-8.15	Residential One-Family District
R-1511	Residential One-Family District
EAO II	Executive Administrative and Research Office District
AH-1	Affordable Housing 1 District
AH-2	Affordable Housing 2 District
AH-3	Affordable Housing 3 District
<u>AH-NB</u>	<u>Affordable Housing-North Broadway District</u>
AHO	Affordable Housing Overlay Zone
O-R	Office Research District
ARHO	Age-Restricted Housing Overlay District
AH-VO	Veterans Affordable Housing Overlay District

SECTION II.

The map entitled "Zoning Map, Borough of Woodcliff Lake," as established and referenced in Section 380-8 of the Borough of Woodcliff Lake, is hereby amended as follows:

- Block 2602, Lots 1, 2, and 9 shall be rezoned from the R-15 Residential One-Family District zone to the AH-NB Affordable Housing North Broadway District.

SECTION III.

A new Section 380-11.4 shall be added to the Borough of Woodcliff Lake Code as follows:

§ 380-11.4 AH-NB Affordable Housing North Broadway District.

- A. Permitted Principal Uses
 - (1) Multifamily residential units
 - (2) Supportive and Special Needs housing beds

- B. Permitted Accessory Uses
 - (1) Active and passive open space and recreational facilities for residents and guests as customarily incidental to the permitted uses.
 - (2) Fences in accordance with Chapter 168 of the Woodcliff Lake Code
 - (3) Retaining walls in accordance with the requirements in Section 380-11.4(F)(1)(e) and Section 380-111 C.(4), (6), (7) of the Borough Code.
 - (4) Structured parking garages and surface parking lots in accordance with RSIS.
 - (5) Signs in accordance with Section 380-11.4(E) and all other applicable provisions of Chapter 287 Signs of the Borough Code.
 - (6) Electric vehicle charging stations as required by the New Jersey Municipal Land Use Law.
 - (7) Permanent standby generators in accordance with Section 380-84(E)(6) of the Borough Code.
 - (8) Bicycle parking facilities.

- C. Area, yard and bulk requirements.
 - (1) Minimum Requirements as follows:
 - (a) Tract size: 2.25 acres
 - (b) Frontage along Broadway: 200 feet
 - (c) Building setback for principal buildings:
 - [1] From front lot line: 25 feet
 - [2] From rear lot line: 150 feet
 - [3] From a side lot line: 20 feet
 - (d) Minimum distance between buildings on the tract: 35 feet
 - (e) Minimum distance of parking or driveways from perimeter property lines (other than the Broadway fronting lot line): 5 feet
 - (2) Maximum Requirements as follows:
 - (a) Number of multifamily housing units on site: 20 units
 - (b) Number of supportive housing and special needs units: 4 units
 - (c) Building coverage: 25 percent
 - (d) Impervious coverage: 35 percent
 - (e) Building height: 38 feet

D. Parking requirements as follows:

- (1) Parking shall be provided according to RSIS.
- (2) Parking shall be provided either on surface parking areas or internal to a principal building.
- (3) Off-street parking spaces shall comply with the standards of the Americans with Disabilities Act (ADA).
- (4) Parking spaces shall be at least nine (9) feet in width and 18 feet in length.
- (5) One outdoor bicycle rack shall also be provided with space for at least six (6) bicycles. Outdoor bicycle racks must be securely anchored and designed to allow the bicycle frame and one wheel to be secured.

E. Signage requirements as follows:

- (a) Maximum number and type: one monument sign.
- (b) Maximum height: 4 feet.
- (c) Maximum sign area: 12 square feet.
- (d) Minimum setback from property line: 5 feet.
- (e) Illumination: external only.
- (f) All other applicable provisions of Chapter 287 Signs of the Borough Code shall apply.

F. Site Planning and Building Guidelines

(1) Site Planning.

- (a) Preservation of Open Space. Driveways, garages, and building foundations shall be designed to minimize the amount of site grading and soil disturbance.
- (b) Mature trees shall be conserved where possible, per Sections 355-11 through 26 of the Borough Code.
- (c) Article XV Protection of Critical Slope Areas Sections 380-106-111 shall apply.
- (d) Any disturbance within the 300-foot Category 1 ("C-1") riparian buffer around the Woodcliff Lake Reservoir shall receive the proper permitting approval from the New Jersey Department of Environmental Protection in accordance with the New Jersey Stormwater Management and Flood Hazard Area Control Acts.

(e) Retaining Walls.

- [1] 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.
- [2] 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.

- [3] 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.
 - [4] 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.
 - [5] 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.
 - [6] 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.
- (f) Privacy Walls and Fences.
- [1] 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.
- (g) Trash and Refuse.
- [1] Building trash and recycling collection areas shall be fully contained within a building's garage or utility rooms.
 - [2] No exterior dumpsters or similar containers are permitted.
- (h) Landscaping and Buffering.
- [1] 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.
 - [2] 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.
 - [3] Street trees shall be planted along Broadway, spaced no farther apart than 25 to 35 feet on center, except where interrupted by shared driveways.
 - [4] 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.
- (i) Lighting.

- [1] Site lighting is permitted along driveways and walkways.
- [2] Glare, trespass, and light pollution shall be minimized.
- [3] Site lighting shall use full-cutoff, dark-sky-compliant type fixtures, whenever possible. In addition, site lighting shall adhere to the requirements of § 292-28 and §380-79(A) of the Borough Code.
- (j) Pedestrian Walkways.
 - [1] The project shall provide a public sidewalk along the Broadway frontage.
- (k) Screening of Mechanical Equipment.
 - [1] All mechanical equipment serving the townhome units shall be ground mounted.
 - [2] Ground mounted mechanical equipment shall be screened with opaque fencing or landscaping, or both. Chain-link fencing is prohibited as a screening type.
- (2) Building Design.
 - (a) Orientation. The front elevation is defined as the façade that includes garages entries for the majority of the units in each building. In most cases, the front elevation will face uphill or downhill, west or east.
 - (b) The rear elevation is defined as the façade opposite the front elevation. No garage entries are permitted in the rear elevation.
 - (c) Building Entries.
 - [1] Architectural detailing should be used to focus emphasis on the main pedestrian entry for each building.
 - [2] The main 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.
 - [3] Main pedestrian entry doors should be paneled, flanked by sidelites, and/or capped by transom windows above.
 - (d) Windows and Shutters.
 - [1] Windows shall be vertically-proportioned.
 - [2] Windows on upper stories should be vertically aligned with windows on the ground floor, rather than haphazardly placed.
 - (e) Garage Doors.
 - [1] Garage doors should have raised panels and a row of lites in the top portion.
 - [2] Garage doors should be recessed relative to the surrounding facade, so as to create shadow lines and diminish their importance in the façade.
- (3) Massing and Articulation.
 - (a) Massing.
 - [1] All building facades shall be divided vertically into distinct bays, each with a maximum width of 50 feet.
 - [2] Each bay shall include a physical change in depth of the façade plane of at least one foot deep relative to the adjoining bay.

- [3] Each bay should be further distinguished from its neighbors through elements such as columns, pilasters, size and rhythm of window spacing, roofline definition, and/or variation in texture, pattern, and color of cladding material.
 - [4] The roofline should vary both in height and in shape by means of pitched roof areas, cross-gables, dormer windows, and areas of flat roof defined by cornices, coping, or parapets.
 - [5] The rooftop massing expression should relate to the placement of vertical bays.
- (b) Articulation.
- [1] The base of the building (containing the garage level) should be emphasized with different and weightier materials (for example, stone cladding).
 - [2] 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.
- [1] 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.
 - [2] 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.
- [1] Façade-mounted lighting, in the form of goosenecks or sconces, is encouraged at pedestrian entries and garage doors.
 - [2] Building lighting shall use full-cutoff dark-sky compliant type fixtures.