



Ordinance 5-2011

Montclair Neighborhood Design Standards

Effective January 25, 2011
Revised November 10, 2011

1. EXTERIOR BUILDING MATERIALS

- a. Allowable exterior siding finish building materials are brick, stone, cementitious fiberboard siding, natural wood, or the same material as 90% of the existing structure (excludes windows and doors and their respective frames). All other materials are prohibited.

2. ROOF LINES AND SHAPE

- a. Roof Pitch: Minimum 7:12 slope for Gabled Primary Roofs (excludes roofs built to match existing roof pitches, and allowable projections per Article 15-5 of the Zoning Ordinance) for principal and accessory structures.

3. LANDSCAPING REQUIREMENTS

- a. No front yard fences or freestanding walls allowed, except for properties facing Cooper Drive and Tates Creek Road.
 - i. Permitted fences may be up to 4 feet in height and a minimum of 2 feet from the sidewalk, parallel to the public right-of-way.
 - ii. Retaining walls shall be permitted on all properties, subject to a maximum height of 18" above the unbalanced fill.
- b. Allowable wall/fence materials include, but are not limited to: brick; stone; wood and iron. Chain link fences are prohibited.

4. MINIMUM WINDOW/DOOR OPENINGS

- a. Minimum of 10 percent (10%) of the wall plane on each elevation of new construction is to be windows, doors, and/or vented openings; however, no openings shall be required if Building Code requires Fire Ratings (excludes any new construction with a wall plane area of less than 150 square feet, chimneys, and side wall dormers). Calculation of gross wall plane shall exclude projected chimneys and sidewall dormers.
- b. No exterior accessory steps or stairs are allowable to doors or windows above the ground floor.

5. FRONT BUILDING FEATURES

- a. Main entry door must face a public street.

6. GARAGES & ACCESSORY STRUCTURES

- a. Garages must be set back a minimum of 10 feet from the front building plane.
- b. Maximum building footprint of 800 square feet for all accessory structures per lot. Maximum 22-foot height to roof ridge, maximum 12-foot height to eave (aka gutter line) (roof height measured from the average grade elevation of the entry side of the structure). No exterior stairs shall be permitted above the ground floor. Maximum 50 percent of roof square footage allowed to be shed dormer (eave height measured at top of fascia board and does not apply to dormers).



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7. LOT WIDTHS

- a. The minimum width on all lots for Summit Drive, Eldemere Road and Tates Creek Road is 70 feet, as measured at the building line.
- b. The maximum width on all lots for Summit Drive, Eldemere Road and Tates Creek Road is 100 feet, as measured at the building line (except corner lots).

8. BUILDING HEIGHT

- a. Maximum of 30 feet or 35 feet to highest ridge line depending on property location. Properties on Kastle, Scoville, Cooper (601-663, 702 & 714), Montclair (600-666 & 705) are at a 30-foot height limit, while all properties east on Summit, Eldemere, Tates Creek, Cooper (705-821, excluding 702 & 714), and Montclair (700-818, excluding 705) are at a 35-foot height limit. (New additions may exceed 30 feet or 35 feet, depending on height zone, in order to match existing ridge line; provided they do not exceed 30 feet or 35 feet at the mid-gable, depending on height zone.) Under no conditions shall provisions listed in #8 Building Height be understood to override provisions of #2 Roof Lines and Shape.
- b. Additions may not exceed the height of the principal structure.

9. BUILDING SETBACKS

- a. The minimum and maximum front setbacks for each street are:
 - i. Montclair Road 30 – 35 feet
 - ii. Cooper Drive 30 – 40 feet
 - iii. Scoville Road 35 – 45 feet
 - iv. Kastle Road 35 – 45 feet
 - v. Summit Drive 40 – 50 feet
 - vi. Eldemere Road 45 – 55 feet
 - vii. Tates Creek Road 60 – 70 feet

10. REAR YARD BUILDING SETBACKS

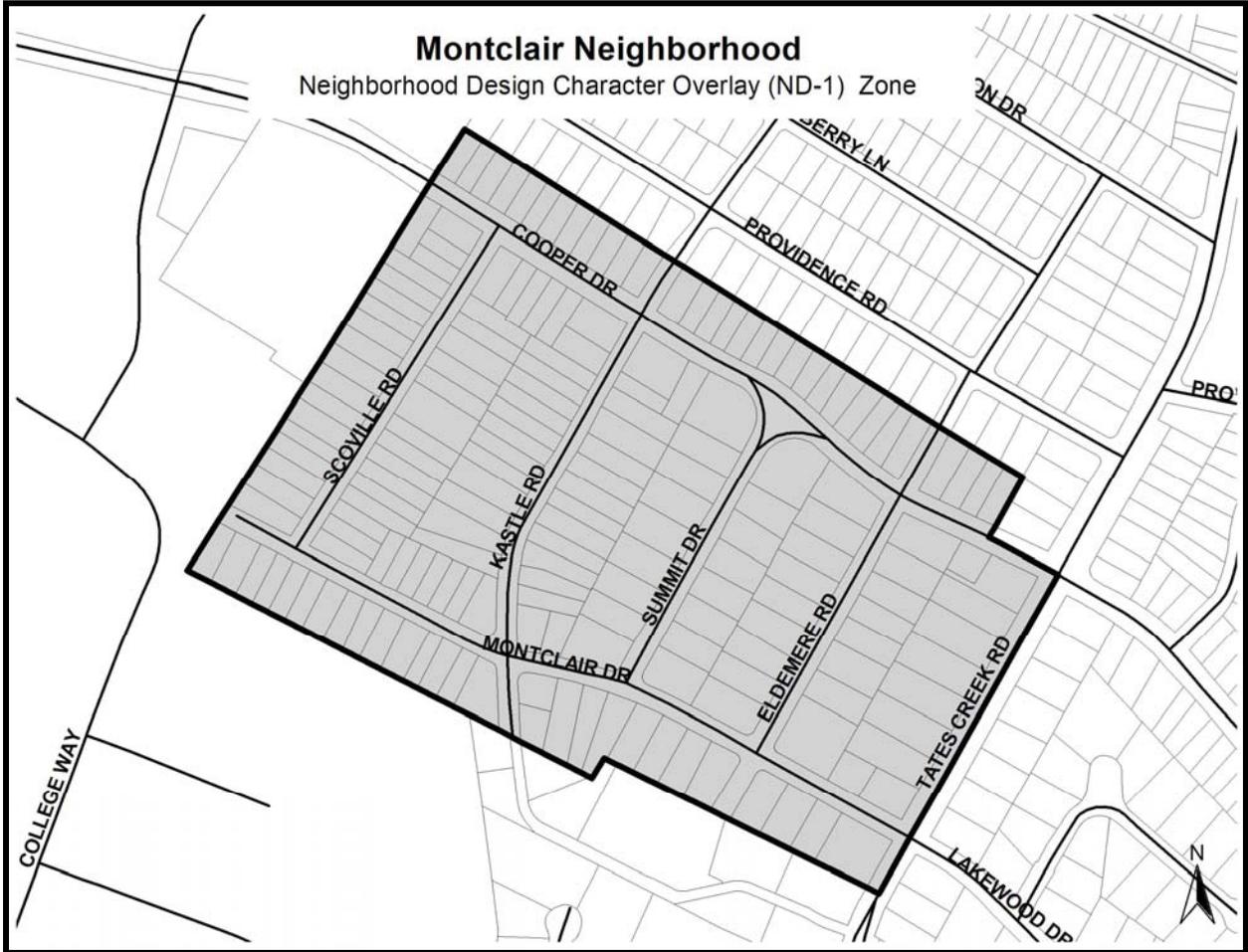
- a. Maximum building dimension of the principal structure from the front building plane is 55 feet (excludes allowable projections per Article 15-5 of the Zoning Ordinance).

11. OFF-STREET PARKING DESIGN

- a. Front yard parking is prohibited except for Tates Creek Road and Cooper Drive. Allowable front yard parking on these streets must not exceed 120 square feet in area.
- b. All driveways may be a maximum of 10 feet wide up to the front building plane, except circular driveways, which can be a maximum of 12 feet (circular driveways and turnarounds must have foliage of a minimum 3-foot height planted on the street side of the driveway to shield the pavement from street view).



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Addresses Included in the Montclair ND-1 Overlay Zone:

- 601-821 Cooper Drive
- 1212-1251 Eldemere Road
- 1203-1304 Kastle Road
- 600-818 Montclair Drive
- 1213-1283 Scoville Road
- 1200-1252 Summit Drive
- 1500-1600 Tates Creek Road (even addresses only)