

ZONING

175 Attachment 1

Borough of Demarest

Limiting Schedule, District

[Amended 4-17-1989 by Ord. No. 662; 4-15-1996 by Ord. No. 774; 8-20-2001 by Ord. No. 840; 6-22-2015 by Ord. No. 1025; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

District	Area								Bulk								
	Minimum Lot Dimensions ^A			Minimum Yard Dimensions ^E					Maximum Number of Families per Building	Maximum Building Coverage ¹	Maximum Height of Building ^D		Maximum Livable Floor Area ^F		Maximum Impervious Surface Area ²	Maximum Improved Lot Coverage ³	Maximum Residential and Parking Coverage ¹
	Frontage (feet)	Depth (feet)	Area (square feet)	Front Yard Setback (feet)	Side Yard Width		Rear Yard				Stories	Feet	1-story	2-story			
					Abutting a Street (feet)	Abutting a Lot (feet)	Depth (feet)	Width (feet)									
Residential (R-A)	200	200	40,000	50 ^B	50	25	50	A	1	15%	—	33	22.5%	—	30%	25%	
Residential (R-BB)	150	150	30,000	50 ^B	50	25	50	A	1	15%	—	30	22.5%	—	30%	25%	
Residential (R-B)	150	150	22,500	50 ^B	50	20	40	A	1	15%	—	30	22.5%	—	30%	25%	
Residential (R-C)	100	100	15,000	35 ^B	35	15	30	A	1	20%	—	24/30	30%	—	30%	25%	
Residential (R-D)	100	100	10,000	25 ^B	25	10	30	A	1	20%	—	24/30	30%	—	30%	25%	
Residential Multifamily (R-MF) ⁴	See Note 4 below																
Golf Course (G) ^G	See Note G below																
Golf Course (G) ^H Single-Family Residence	200	200	40,000	50 ^B	50	25	50	A	1	15%	—	33	22.5%	—	30%	25%	
Community Business I (CB-I)				—	—	15 ^C	30	—	None	50%	2	30	None	90%	—	—	

NOTES:

- ^A For other than rectangular lots, a rear yard width is required that is equal to the frontage requirement in the district, such width to be measured between points on each side line which are distant from the frontage line the number of feet specified as the minimum lot depth requirement in the district, such side line points to be measured at right angles to the frontage line. This requirement applies to all residence districts.
- ^B On all streets other than Knickerbocker Road, Hardenburgh Avenue, County Road, Anderson Avenue, Piermont Road and Lenox Avenue, an alternate setback will be required, conforming to the established average setback on the street on which the lot fronts, within the same district and within 300 feet on each side of the lot along the same side of the street, but not beyond any intersecting streets, established by three or more houses. [Amended 4-15-1996 by Ord. No. 774]
- ^C In the Business District, side yard width is required if access to off-street parking and/or loading and unloading facilities in the rear is provided and if transition at district boundary. [Amended 4-17-1989 by Ord. No. 662]
- ^D Measured from the average natural grade around the perimeter of the proposed structure. No more than 50% of the roof area shall exceed the specified average height. Flat roofs above 30 feet in height are expressly prohibited in all zones. [Added 8-22-2002 by Ord. No. 862; amended 6-22-2015 by Ord. No. 1025]

- ^E In all districts and in connection with all brooks and streams, a mandatory open space, unencumbered by any building or structure, shall be maintained as follows: bordering Tenakill Brook, no footing or foundation of any building or structure shall be closer than 50 feet to the top of the bank of the stream; bordering all other brooks and streams, no footing or foundation of any building or structure shall be closer than 25 feet to the top of the bank of the stream. These minimum open space setbacks may be expanded as a result of applications to the New Jersey Department of Environmental Protection for stream encroachment permits. Said permit applications shall be required when the tributary drainage area for the brook or stream exceeds 50 acres. [Amended 4-15-1996 by Ord. No. 774]
- ^F Maximum livable floor area (as defined at § 175-27) is calculated as a square foot percentage of the total square footage of the lot to be developed. [Added 4-17-1989 by Ord. No. 662]
- ^G See § 175-25.1, Golf courses. [Added 8-20-2001 by Ord. No. 840]
- ^H See § 175-13.1, Permitted uses. [Added 8-20-2001 by Ord. No. 840]

- ¹ [Amended 4-17-1989 by Ord. No. 662; added 4-15-1996 by Ord. No. 774]
- ² For all residential uses, impervious surface is included within the improved lot coverage. For Community Business District (CB-I) impervious coverage is 90% maximum. [Added 4-15-1996 by Ord. No. 774; amended by 10-26-2020 by Ord. No. 1083-20]

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- ³ The part of the site that is covered by buildings or accessory buildings; impervious or pervious tennis courts, basketball courts, decks, swimming pool decks, patios, firepits, hot tubs, or other recreational structures or improvements; impervious or pervious parking areas, driveways, walls, walkways, pavers or similar improvements; and any other structures or impervious surfaces. Total improved lot coverage shall not exceed 30% of the lot area. The percentage of the lot to be used for the principal residential use and all vehicle access and parking areas shall be not greater than 25%. **[Added 10-26-2020 by Ord. No. 1083-20]**
- ⁴ Zone R-MF (Residential Multifamily District) was created as a single lot “spot” zone by Ord. No. 1066-19, adopted 8-26-2019. See § 175-12.
- ⁵ The R-MF-2 Overlay District (Residential Multifamily 2 Overlay District) was created with Zone R-A by Ord. No. 1080-20, adopted 5-18-2020. See § 175-12.1.