

ZONING

175 Attachment 2

Borough of Demarest

**Limiting Schedule, Conditional Uses
[Added 4-15-1996 by Ord. No. 774; amended 7-7-1997 by Ord. No. 791]**

District	Area								Bulk		
	Minimum Lot Dimensions ^{CU-A}			Minimum Yard Dimensions ^{CU-E}					Maximum Building Coverage (% of square feet) (all buildings, accessory uses and structures)	Maximum Height ^{CU-E} (feet)	Maximum Occupied Floor Area (% of square feet) (all areas unless noted)
	Frontage (feet)	Depth (feet)	Area (acres)	Minimum Front Yard Depth or Setback (feet)	Side Yard Width		Rear Yard				
				Abutting a Street (feet)	Abutting a Lot (feet)	Depth or Setback (feet)	Width (feet)				
Houses of worship (all residential districts)	250	250	2.0	75	75	50	50	CU-A	10%	CU-E	15%
Parks and playgrounds	See § 175-10B										
OL-Overlay	CU-F	CU-F	CU-F	Greater of 50 feet or tower height	Greater of 50 feet or tower height	Greater of 50 feet or tower height	Greater of 50 feet or tower height	CU-F	CU-F	CU-G	CU-F

NOTES

- CU-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.
- CU-B Measured from the average elevation of the finished grade all around the building or structure.
- CU-C 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 margin or 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 center line of the stream. These regulations shall apply whether the stream is open or piped.
- CU-D Maximum occupied floor area is calculated as a percentage of the square footage of the lot to be developed.
- CU-E Note § 175-10A(1)(b) and specific provisions in text for steeples over and above maximum height allowance.
- CU-F As required in the district in which facility is located (i.e., not OL, but applicable Residence A through D or Community Business I Districts).
- CU-G One hundred feet if single carrier, 115 feet if two carriers, 130 feet if three carriers, as maximum height. [Amended 8-18-1997 by Ord. No. 792]