



**THE BOROUGH OF DEMAREST**  
 118 SERPENTINE ROAD  
 DEMAREST, N.J. 07627-2199  
 Kevin Burnette Building/Zoning Official

## Calculating Improved Lot Coverage Percentage

### Definitions

§175-27 **Improved lot coverage** - 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%. Any portion of the 30% of lot coverage not devoted to the residence proper, parking and vehicular access may be used for outdoor appurtenances such as patio, deck, swimming pool or other recreational uses. This limitation shall apply to all residential districts and zones regulating single-family homes.

### Example

<b>Property Description:</b>		
Lot Dimension	Lot Area	
100'X100'	10,000 square feet	
<b>How to Calculate Improved Lot Coverage Percentage</b>		
Structure	Dimension	Square Footage
House	30'X60'	1,800 square feet
Garage	10'X12'	120 square feet
Shed	10'X10'	100 square feet
Deck	14'X30'	420 square feet
Driveway		300 square feet
Patio		100 square feet
	Total Coverage	2,840 square feet
Improved Lot Coverage Percentage	(Total Coverage) / (Lot Area) X (100%) =28.4%	

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