
BOROUGH OF DEMAREST
JOINT PLANNING BOARD / ZONING BOARD OF ADJUSTMENT
In re: Appeal of Scott A. Lavin — 3 Central Avenue (Block 65, Lot 140)

EXHIBIT O

Hearing Date: August 5, 2026

DEM/NEST CODE

- ² The part of the site that is covered by buildings or necessary buildings, impervious or porous lands, paved areas, roads, parking lots, or other nonvegetative structures or improvements, impervious or porous parking areas, driveways, walls, walkways, patios or similar improvements, and any other structures or impervious surfaces. Total impervious for 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. 1080-20]
- ³ Zone R-347 (Residential Medium-Density District) was created as a single lot "spot" zone by Ord. No. 1066-19, adopted 6-26-2019. See § 175-12.
- ⁴ The R-347-2 Overlay District (Residential Medium-Density 2 Overlay District) was created with Zone R-4 by Ord. No. 1080-20, adopted 5-18-2020. See § 175-12.1.