

Building Coverage Calculations  
for the Borough of Glen Rock

(To be completed by homeowner, licensed architect or engineer only)

Block \_\_\_\_\_ Lot \_\_\_\_\_

Address \_\_\_\_\_

Select one of the following:

\_\_\_\_\_ **Zone A-1** Maximum Structure Coverage: the total ground floor areas (footprint) of all buildings shall not exceed **25% of the total area of the lot, measured within 175' of the front property line**

\_\_\_\_\_ **Zone A-2** Maximum Structure Coverage: the total ground floor areas (footprint) of all buildings shall not exceed **25% of the total area of the lot, measured within 140' of the front property line**

**Building/Structure Coverage**

Total Square Footage of Lot within 140'\* of front property line (A-2 Zone) (A) \_\_\_\_\_  
\*175' in the A-1 Residential Zone

The following are structures within 140' (or 175' in the A-1 Zone) of the front property line:

Existing square footage of ground floor area footprint of House(including porches, steps and attached garage) \_\_\_\_\_

Square footage of Detached Garage \_\_\_\_\_

Square footage of Deck \_\_\_\_\_

Sq. footage of pool, measured from exterior of pool wall \_\_\_\_\_

Square footage of shed \_\_\_\_\_

Square footage of air conditioning units \_\_\_\_\_

Patio if 8" above grade \_\_\_\_\_

Square Footage of ground floor areas footprint proposed New Construction \_\_\_\_\_

Total ground floor areas footprint square footage of structure (B) \_\_\_\_\_

**Ratio of structure to lot (B divided by A)-STRUCTURE COVERAGE PERCENTAGE: \_\_\_\_\_ %**

**Total Building/Structure and Impervious Coverage (8" or less above grade)**  
**(Total Lot Coverage- shall not exceed 50% of entire lot)**

Total Square Footage of Entire Lot (C) \_\_\_\_\_

Ground Floor Areas Footprint Square footage of Total Structure (B) \_\_\_\_\_

Square footage of driveway \_\_\_\_\_

Square footage of all walkways \_\_\_\_\_

Square footage of all patios less than 8" above grade \_\_\_\_\_

Ground Floor Areas Footprint Square footage of all buildings and structures beyond 140' (A-2) or 175' (A-1) of the front property line not included in (B)

New Construction \_\_\_\_\_ Garage \_\_\_\_\_

Shed \_\_\_\_\_ Deck \_\_\_\_\_

A/C \_\_\_\_\_ Misc. \_\_\_\_\_ Total \_\_\_\_\_

Total square footage of impervious (D) \_\_\_\_\_

**Ratio of impervious to lot (D divided by C)- IMPERVIOUS COVERAGE PERCENTAGE:** \_\_\_\_\_ %

**The undersigned states that he/she completed the above building coverage calculations and represent that the figures are accurate.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Name (Please Print)**

\_\_\_\_\_  
**Notary Public**

Sworn to before me this \_\_\_\_\_

day of \_\_\_\_\_, 20 \_\_\_\_\_

**NOTE: Reproduce this form on the site plan page. If plans are done by architect/engineer, he/she must do the calculations.**

Effective Gross Floor Area Calculations  
for the Borough of Glen Rock

(To be completed by homeowner, licensed architect or engineer only)

Block \_\_\_\_\_ Lot \_\_\_\_\_

Address \_\_\_\_\_

Select one of the following:

\_\_\_\_ Zone A-1 Residential

\_\_\_\_ Zone A-2 Residential

**Effective Gross Floor Area Ratio**

Total Square Footage of Lot within 140'\* of front property line in A-2 Zone  
or 175'' in the A-1 Residential Zone (A) \_\_\_\_\_

**FOR A-2 Zone**

.35- ((A) - 9, 500) x .0000125 = EGFAR (B) \_\_\_\_\_

**Tips to calculating EGFAR**

1. (A) - 9500
2. Multiply result of #1 by .0000125
3. .35 - result of #2

(Note: If result of #2 was a negative number,  
the result of #3 will be more than .35)

**FOR A-1 Zone only, EGFAR = .3** (B) \_\_\_\_\_

(A) x (B) = Permitted Gross Floor Area (C) \_\_\_\_\_

**Existing and Proposed Gross Floor Area:**

The following are structures within 140' (or 175' in the A-1 Zone) of the front property line:

Total floor area of first floor of dwelling \_\_\_\_\_  
(Including porch, exterior landings and steps, excluding  
basements, uninhabitable attics and garages in basements)

Total floor area of second floor of dwelling \_\_\_\_\_

60% of total floor area of habitable attic \_\_\_\_\_

Total Floor Area of Detached Garage \_\_\_\_\_

Total Floor Area of Shed \_\_\_\_\_

Total Floor Area of Misc. Accessory Structure \_\_\_\_\_

Total Floor Areas of Proposed Addition or Structure \_\_\_\_\_

**TOTAL** (D) \_\_\_\_\_

Additional Floor Area available for future construction [(C) - (D)] (E) \_\_\_\_\_

(If (E) is a negative number, variance is required from Zoning Ordinance §230-51 (J) for A-1 Zone and §230-54(J) for A-2 Zone)

**The undersigned states that he/she completed the above building coverage calculations and represent that the figures are accurate.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Name (Please Print)**

\_\_\_\_\_  
**Notary Public**

Sworn to before me this \_\_\_\_\_

day of \_\_\_\_\_, 20\_\_\_\_

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revised 5/13/08

## COMMON BULK REQUIREMENTS IN THE A-2 RESIDENTIAL ZONE

### *(Requirements for A-1 Residential Zone in italics)*

**FRONT YARD:** 50' minimum for both residential zones. Average setback study can be done by licensed surveyor to reduce front yard requirement in the A-2 zone only. (35' minimum)

**SIDE YARD:** Minimum 12% of lot width, minimum 6' (*10' in A-1 zone.*) Sum of side yards not less than 25% (*30%*) of lot width.

**REAR YARD:** 30' (*50'*) minimum

**CORNER LOT FRONT SIDE YARD:** 3/4 of the depth of the required front yard, with a minimum of 35'.

**HEIGHT:** 32' from grade at foundation to peak of roof. Minimum roof pitch of main roof: 5' high over 12' of length.

**BUILDING STRUCTURE COVERAGE:** Maximum of 25% of lot area within 140' (*175'*) of the front lot line of footprint of all structures 8" or higher and water surface of swimming pool located within the 140' (*175'*).

**IMPERVIOUS COVERAGE:** Maximum of 50% of entire lot-includes everything in building structure coverage plus walkways, driveways, patios and structures beyond 140' (*175'*) line.

**EFFECTIVE GROSS FLOOR AREA RATIO:** based on the lot area in the first 140' from the front lot line.  $EFGAR = .35 - (\text{Lot area within } 140' - 9500) * .0000125$ . ( $EGFAR = .3$ ) Allowable floor area =  $EGFAR * \text{lot area within } 140' (175')$ . Excludes basements, swimming pools, decks and unhabitable attics.

**ACCESSORY STRUCTURES:** Minimum 6' (*10'*) from rear and side property lines, not permitted in front yard. Total accessory buildings shall not exceed more than 50% of footprint of principal building. Minimum 10' distance between accessory structures and principal dwelling and minimum 5' distance between accessory structures. Height not to exceed 18' from grade at lowest point to the peak of roof, with a minimum roof pitch of 5' over 12'.

**PATIOS:** (Under 8" in height)- Minimum 6' (*10'*) from rear and side property lines, not permitted in front yard. (See exception below where patio surrounds swimming pool.)

**SWIMMING POOLS:** Minimum 10' from rear and side property lines and principal structure, including patios surrounding pools. Surface area of water shall not exceed 25% of the total rear yard area.

**DRIVEWAY:** 20' maximum width within 16' of the curb, 25' wide thereafter. Must be 2' from side property line.

**GARAGE:** Each property must contain at least one garage with an interior dimension of 10' x 20'

**Please Note: All zoning regulations can be found on the Internet at [Generalcode.com](http://Generalcode.com), click on "E-code Online Library," then "New Jersey", then "Glen Rock."**