

COUNTY OF BERGEN  
BOROUGH OF PARAMUS  
ORDINANCE No. 2024-13

AN ORDINANCE TO AMEND CHAPTER 429 OF THE CODE OF THE BOROUGH  
OF PARAMUS ENTITLED “ZONING” BY ADDING SECTIONS 115.1 and 123

BE IT ORDAINED by the Mayor and Council of the Borough of Paramus, County of Bergen and State of New Jersey, as follows:

AMENDMENT 1: Article XX, “Regulations Applicable to All Business (HCC, HCC-2, NB, and LB) Zones”, in Chapter 429, “Zoning,” shall be amended by adding Section 115.1, to read as follows:

**§429-115.1 Rooftop Appurtenances**

- A **Rooftop equipment, structures, and parapets, not intended for permanent occupancy, shall be permitted to project not more than 12 feet above the roofs for buildings used for commercial, multi-family residential, mixed-use, educational, or governmental purposes in a Business Zone, except that Parapets shall not exceed 6 feet in height. Such projections above a roof shall complement the color and materiality of the building or be screened from public rights-of-way and nearby dwellings of equal or lesser height.**
1. **Any other provisions in Chapter 429 concerning rooftop equipment, structures, or projections for a specific use may supersede this section..**
  2. **For the purposes of this ordinance, rooftop equipment shall be limited to rooftop solar installations, mechanical equipment related to building systems including elevators and air conditioning units, water towers, and other machinery or systems required for normal operations of a building and the uses therein.**
  3. **For the purposes of this ordinance, rooftop structures shall be limited to stair enclosures, elevator structures, and related canopies and shelters; structures associated with rooftop dining or recreational activities approved by a Land Use Board of the Borough of Paramus; solar canopies associated with rooftop parking decks or rooftop amenities; and other roofed structures not intended for permanent occupancy or habitation and supporting normal operations of a building and the uses therein.**
  4. **For solar canopies related to rooftop parking decks the highest part of any canopy structure shall not be more than 15 feet above the surface of the rooftop parking area. For the purposes of this ordinance, a Solar Canopy shall be understood to be a canopy like structure having the dual purposes of generating electricity or energy through photovoltaic systems and providing shade to people, vehicles, or activities beneath.**

AMENDMENT 2: Section 123, “Parking Structures”, in Article XXII, “Highway Corridor Commercial (HCC) Zone”, in Chapter 429, “Zoning,” shall be amended by adding a Subsection B, to read as follows:

**§429-123**

**B. Any structured parking areas built within the same footprint as a principal building (including rooftop parking decks, underground parking, parking structures wrapped by apartments or non-residential spaces, and covered ground level parking) shall be subject to the requirements and allowances provided in A, above, with the following exceptions:**

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1. §429-123.A(9) shall not apply to the structured parking area. The area of the structured parking will not be deducted from building coverage;
2. The paved surface for a rooftop parking area shall not exceed the maximum principal building height permitted in the zone;
3. Parking structures built within the same footprint of a principal building shall be subject to the setback standards applicable to the principal building, except that where there is more than one level of parking above average grade the setbacks in §429-123.A shall apply.
4. The combined height of any principal building and structured parking built above or below the principal building shall not exceed the maximum permitted principal building height for the zone;
5. Lighting along the perimeter of any rooftop parking structure shall be built into parapets or rooftop structures so as not to point toward or create glare affecting surrounding properties. Interior lighting poles shall be no taller than 12 feet. All lighting shall be Dark Sky compliant.
6. Lighting in ground level parking areas and garages shall be recessed.

**Section 3.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

**Section 4.** This Ordinance shall take effect upon final passage and publication according to law.

**Section 5.** All other parts of the Code of the Borough of Paramus not specifically amended herein shall remain in full force and effect.

Attest:

  
ANNEMARIE KRUSZNIS, RMC, CMC  
Borough Clerk

Approved:

  
CHRISTOPHER DI PIAZZA,  
Mayor

Introduced: June 13, 2024  
Adopted: July 24, 2024