

# COMMERCIAL ZONING REQUIREMENT

*Commercial Zoning Officer: 201-265-2100 Ext: 2236*

## **HCC – HIGHWAY COMMERCIAL ZONE**

## **HCC2-HIGHWAY COMMERCIAL ZONE**

|   |                         |   |                         |
|---|-------------------------|---|-------------------------|
| Front Yard Setback:   | 25'                     | Front Yard Setback  | 25'                     |
| Rear Yard Setback   | 25'                     | Rear Yard Setback   | 25'                     |
| Side Yard Setback   | 10'                     | Side Yard Setback   | 10'                     |
| Height  | 60'                     | Height  | 36'                     |
| Minimum Width of Lot  | 200'                    | Minimum Width of Lot  | 200'                    |
| Minimum Frontage of Lot                                     | 200'                    | Minimum Frontage of Lot                                     | 200'                    |
| Minimum Lot Area  | 21,780 sq.ft.           | Minimum Lot Area  | 21,780 sq.ft.           |
| By Buildings  | 25%                     | By Buildings  | 25%                     |
| Impervious Surface  | 80%                     | Impervious Surface  | 80%                     |
| Minimum distance of buildings<br>from residential zone line | 100 ft. or<br>2x height | Minimum distance of buildings<br>from residential zone line | 100 ft. or<br>2x height |

## **NB- NEIGHBORHOOD BUSINESS ZONE**

## **LB – LIMITED BUSINESS ZONE**

|   |               |  |               |
|---|---------------|--|---------------|
| Front Yard Setback  | 25'           | Front Yard Setback   | 50'           |
|   |               | Parking in front yard                                      | 60'           |
|   |               | Contiguous to State Hgwy                                   | 80'           |
| Rear Yard Setback   | 50'           | Rear Yard Setback  | 100'          |
|   |               | If all planted area  | 75'           |
| Side Yard Setback Totals<br>or 1/3 width of lot             | 50'           | Side Yard Setback Totals<br>or 1/3 width of lot            | 50'           |
|   |               | Minimum from any one side yard                             | 25'           |
| Height – Flat Roof  | 25'           | Height – Flat Roof   | 25'           |
| Pitched Roof  | 30'           | Pitched Roof   | 35'           |
| Minimum Width of lot  | 100'          | Minimum Width of Lot                                       | 150'          |
| Minimum Frontage of Lot                                     | 100           | Minimum Frontage of Lot                                    | 150'          |
| Maximum Coverage:   |               | Maximum Coverage:  |               |
| By Buildings  | 15%           | By Buildings   | 20%           |
| By Impervious Surfaces                                      | 80%           | By Impervious Surfaces                                     | 80%           |
| Minimum Lot Area  | 21,780 sq.ft. | Minimum Lot Area   | 43,560 sq.ft. |
| Minimum distance of buildings<br>from residential zone line | 50'           | Minimum distance of building<br>from residential zone line | 100'          |

\*All other zones & detailed bulk requirements can be located on the Borough of Paramus website at [www.ParamusBorough.org](http://www.ParamusBorough.org)  
*Commercial Zoning Requirements Revised 1/2017*