

# BOROUGH OF PARAMUS

## RESIDENTIAL ZONING REQUIREMENTS

201-265-2100 Ext: 2237

R-50 ZONE		R-75 ZONE	
Front Yard Setback	25'	Front Yard Setback	35'
Rear Yard Setback	20'	Rear Yard Setback	30'
Side Yard Setback Totals	18'	Side Yard Setback Totals	20'
One Side Minimum	8'	One Side Minimum	10'
Height - Flat Roof	20'	Height - Flat Roof	20'
Pitched Roof	30'	Pitched Roof	30'
*Minimum Width of Lot	50'	*Minimum Width of Lot	75'
*Minimum Frontage of lot	50'	*Minimum Frontage of Lot	75'
*Minimum Interior Lot	9,375 sq.ft.	*Minimum Interior Lot	9,375 sq.ft.
*Corner Lot	10,775 sq.ft.	*Corner Lot	10,775 sq.ft.
*New Dwelling Lot Depth for sub-divisions:		*New Dwelling Lot Depth for Sub-divisions:	
*Interior Lot	150 ft.	*Interior Lot	125 ft.
*Corner Lot	180 ft.	*Corner Lot	140 ft.
Building Coverage	25%	Building Coverage	25%
Impervious Surfaces	50%	Impervious Surfaces	50%
R-100 ZONE		R-150 ZONE	
Front Yard Setback	35'	Front Yard Setback	50'
Rear Yard Setback	30'	Rear Yard Setback	50'
Side Yard Setback Totals	25'	Side Yard Setback Totals	50'
One Side Minimum	12'	One Side Minimum	25'
Height - Flat Roof	20'	Height - Flat Roof	20'
Pitch Roof	32'	Pitch Roof	35'
*Minimum Width of Lot	100'	*Minimum Width of Lot	150'
*Minimum Frontage of Lot	100'	*Minimum Frontage of Lot	150'
*Minimum Interior Lot	12,500 sq.ft.	*Minimum Interior Lot	30,000 sq.ft.
*Corner Lot	14,375 sq.ft.	*Corner Lot	34,500 sq.ft.
*New Dwelling Lot Depth for Subdivisions:		*New Dwelling Lot Depth for Subdivisions:	
*Interior Lot	125 ft.	*Interior Lot	200 ft.
*Corner Lot	140 ft.	*Corner Lot	225 ft.
Building Coverage	25%	Building Coverage	25%
Impervious Surfaces	50%	Impervious Surfaces	50%

**R-2F ZONE****R-ML ZONE**

Front Yard Setback	35'
Rear Yard Setback	30'
Side Yard Setback Totals	25'
One Side Minimum	12'
Height - Flat Roof	20'
Pitched Roof	35'

Front Yard Setback	20'
Rear Yard Setback	25'
Side Yard Setback Totals	15'
One Side Minimum	5'
Height - Of Building	2 stories/30'

*Minimum Width of Lot	100'
*Minimum Frontage of Lot	100'
*Minimum Interior Lot	15,000 sq.ft.
*Corner Lot	17,250 sq.ft.

*Minimum Width of Lot	50'
Minimum distances between buildings	15'

\*Minimum Lot Size 5,000 sq.ft

*New Dwelling Lot Depth for Sub-divisions:	
*Corner Lot	175 ft.

\*Interior Lot 150ft.

Building Coverage	25%
Impervious Surfaces	50%

Building Coverage	25%
Impervious Coverage	50%

**R-150 ML****ACCESSORY STRUCTURES**

Front Yard Setback	35'
Rear Yard Setback	30'
Side Yard Setback Totals	25'
One Side Minimum	10'
Height - Of Building	30'

Detached Garage:

Rear Yard Setback 10 ft.

Side Yard Setback As per Zone  
8',10',12',or 25'

Height One Story/20'

*Minimum Width of Lot	100'
*Minimum Frontage of Lot	30'
*Minimum Interior Lot	15,000 sq.ft.
*Corner Lot	17,500 sq.ft.

*\*Non-conforming Lot Size, Lot Width, Lot Frontage & Lot Depth do not require variances on existing lots for new dwellings.*

Building Coverage	25%
Impervious Coverage	50%

*Floor Area Ratio (F.A.R.) is no longer applied to in Residential Zones*

**\*Please note if a pre-existing non-conforming single family dwelling encroaches into a required yard setback, an expansion of the dwelling is permitted both horizontally & vertically along the existing setback line provided it does not increase the existing non-conformity**