

ZONING DATA SHEET

Paramus Building Department

Phone: 201-265-2100 Ext. 2230

***Please Note** this is an example of a “Zoning Data Sheet” – review the Residential Zoning Requirements for your property zone and insert the numbers for the “Required” column specific to your property. Submit your own sheet with your plans.

(Example setbacks are for the R-75 Zone)

	REQUIRED	EXISTING	PROPOSED	VARIANCE NEEDED
FRONT YARD SETBACK	35'-0"	36'-5"	30'-0"	YES
REAR YARD SETBACK	30'-0"	40'-0"	40'-0"	NO
SIDE YARD MINIMUM	10'-0"	10'-0"	10'-0"	NO
SIDE YARD TOTAL	20'-0"	20'-0"	20'-0"	NO
HEIGHT OF BUILDING	30'-0"	29'-0"	34'-0"	YES
LOT AREA	9,375 sq.ft.	9,570 sq.ft.	9,570 sq.ft.	NO
BUILDING COVERAGE	25%	22%	26%	YES
IMPERVIOUS COVERAGE	50%	32%	41%	NO

**F.A.R. (FLOOR AREA RATIO) – PROPOSED PERCENTAGE – 29% (EXAMPLE)
CALCULATIONS :**

**EXISTING SQUARE FOOTAGE OF HOUSE INCLUDING GARAGE
(IF ATTACHED TO DWELLING) & BASEMENT IF IT IS A WALK
OUT OR ABOVE GRADE LEVEL.**

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PROPOSED SQUARE FOOTAGE OF ADDITION(S).

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**DIVIDE THIS TOTAL AMOUNT BY THE SIZE OF LOT TO GET THE
CALCULATION. (PERCENTAGE NUMBER CAN NOT BE OVER**

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35%).