

# 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	60'
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 from residential zone line	100 ft. or 2x height	Minimum distance of buildings from residential zone line	100 ft. or 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 or 1/3 width of lot	50'	Side Yard Setback Totals 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 from residential zone line	50'	Minimum distance of building 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*