

**COUNTY OF BERGEN
BOROUGH OF PARAMUS
ORDINANCE No. 2021-23**

**AN ORDINANCE TO AMEND PART II, GENERAL LEGISLATION,
CHAPTER 429, ZONING, ARTICLE XVII, MOUNT LAUREL RESIDENTIAL (RML)
ZONE, SUBSECTION 429-78(A), LOT AREA AND BULK REQUIREMENTS
OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF PARAMUS**

BE IT ORDAINED, by the Mayor and Council of the Borough of Paramus, County of Bergen and State of New Jersey, that Part II, General Legislation, Chapter 429, Zoning, Article XVII, Mount Laurel Residential (RML) Zone, Subsection 429-78(A), Lot area and bulk requirements, of the Code of the Borough of Paramus, is hereby amended as follows:

Section 1. The current text of Borough Ordinance, Part II, General Legislation, Chapter 429, Zoning, Article XVII, Mount Laurel Residential (RML) Zone, Subsection 429-78(A), Lot area and bulk requirements, shall hereby be amended to include the following:

§ 429-78 Lot area and bulk requirements.

A. For one-family dwelling units on individual lots, lots and structures shall conform to the following requirements:

- (1) Maximum height of buildings shall be 2 stories (plus basement) or 30 feet.
- (2) Maximum net density shall be 6.0 dwelling units per acre.
- (3) Minimum lot area shall be 5,000 square feet.
- (4) Minimum width of lot shall be 50 feet.
- (5) Minimum front yard setback shall be 20 feet.
- (6) Minimum side yards: The total of both yards shall be 15 feet.
- (7) Minimum distance between buildings on adjacent lots shall be 15 feet.
- (8) Minimum rear yard shall be 25 feet.
- (9) Minimum usable rear yard area shall be 1,000 square feet.
- (10) Maximum coverage of net tract area shall be as follows:
 - (a) By buildings: 25%.
 - (b) By impervious surfaces: 50%.

Section 3. Any ordinance or part thereof inconsistent with this ordinance is repealed to the extent of such inconsistency.

Section 4. This ordinance shall take effect following adoption and approval in a time and manner provided by law.

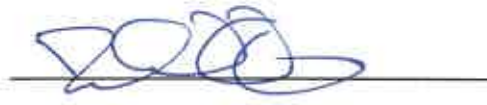
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ATTEST:

BOROUGH OF PARAMUS



Annemarie Krusznis, RMC
Borough Clerk



Richard A. LaBarbiera
Mayor

INTRODUCED: May 11, 2021
ADOPTED: June 15, 2021