

COUNTY OF BERGEN  
BOROUGH OF PARAMUS  
ORDINANCE No. 2022-28

**AN ORDINANCE TO AMEND CHAPTER 429-121 OF THE CODE OF THE BOROUGH OF PARAMUS TITLED "PERMITTED USES" BY DELETING AND REPLACING CHAPTER 429-121 C THEREOF".**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Paramus, County of Bergen and State of New Jersey, as follows:

**Section 1.** Chapter 429-121 C. of the Code of the Borough of Paramus is hereby deleted in its entirety and replaced by the following:

C. Multi-family residential shall be a conditional use within the HCC Zone subject to the conditions set forth herein.

(1) Other than deed restricted affordable housing units/apartments, no units or apartment may contain three (3) bedrooms or more;

(2) Every multi-family residential development shall include a ground level retail component which retail component shall have a minimum depth of forty (40) feet;

(3) Building and structure heights. The maximum building height shall be no more than 60 feet above the finished mean grade measured 6 feet from the building. The maximum building height shall be exclusive of elevator tower, stair and walkway enclosures, HVAC equipment and other roof appurtenances (including parapet). Such roof appurtenances shall not exceed the building height limit by more than 12 feet

(4) The maximum density shall be twenty-four (24) dwelling units per acre comprising the development parcel.

**Section 2.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

**Section 3.** This ordinance shall take effect immediately after passage and publication as provided by law.

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**Section 4.** All other parts of Chapter 429 of the Code of the Borough of Paramus not specifically amended herein shall remain in full force and effect.

Attest:



ANNEMARIE KRUSZNIS, RMC  
Borough Clerk

Approved:



RICHARD A. LABARBIERA  
Mayor

Introduced: November 22, 2022

Final: December 6, 2022