

ZONING DATA SHEET

***Please Note** this is an example of a “Zoning Data Sheet” – review the Residential Zoning Requirements for your property zone and insert all information into all columns that applies 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

- Please note there is no longer a maximum Floor Area Ratio/F.A.R. in the Paramus Zoning Ordinance, the maximum permitted size of any structure must meet all of the above Bulk Requirements for the zone the property is located in. The Zoning Data Sheet is still required to be submitted with your application.