

ZONING

31 Attachment 1

City of Linden

Area, Yard and Bulk Regulations

Subsection 31-4.1, District Regulations - Schedule of Limitations: Height, Area and Yard Requirements

District	Required Lot Size and Dimensions ⁶			Minimum Required Yard Widths							Maximum Height (feet/story)			Maximum Percent Coverage (percent)	Maximum Percent Impervious Coverage (percent)	Minimum Habitable Floor Area (sq. ft.) ⁵	
				Principal Building ⁶				Accessory Building								Principal Building(s)	
	Lot Area (square feet)	Lot Width (feet)	Minimum Lot Depth ⁶ (feet)	Front (feet)	Rear (feet)	Side		Rear (feet)	Side		Stories	Principal Building	Accessory Building			One Story Building	More Than One Story Building
						One (feet)	Both (feet)		One (feet)	Both (feet)							
R-1a	5,000	50	100	25	25	10% of lot width (5 ft. min.)	30% of lot width	3	3	15	2.5	30	15	33 ⁽¹²⁾⁽¹³⁾	70	1,000	1,250
R-1b	4,000	40	100	25	25	10% of lot width (5 ft. min.)	30% of lot width	3	3	10	2.5	30	15	33 ⁽¹²⁾⁽¹³⁾	70	900	1,000
R-2a ⁷	5,000	50	100	25	25	10% of lot width (6 ft. min.)	35% of lot width	3	3	15	2.5	30	15	33 ⁽¹²⁾⁽¹³⁾	70	1,000	1,250
R-2b ⁷	4,000	40	100	25	25	10% of lot width (5 ft. min.)	30% of lot width	3	3	10	2.5	30	15	33 ⁽¹²⁾⁽¹³⁾	70	900	1,000
ROC ⁷	4,000	40	100	25	25	10% of lot width (5 ft. min.)	30% of lot width	3	3	10	2.5	30	15	33 ⁽¹²⁾⁽¹³⁾	70	900	1,000
R-3 ^{1,7}	4,000	40	100	25	25	10% of lot width (5 ft. min.)	30% of lot width	3	3	10	2.5	30	15	40 ⁽¹²⁾	80	900	1,000
OPT ⁷	5,000	50	100	25	25	10% of lot width (5 ft. min.)	30% of lot width	3	3	15	2.5	30	15	30 ⁽¹²⁾	80	1,000	1,250
C-1	3,000	30	--	--	15	See Note 2	See Note 2	15	See Note 2	See Note 2		65	15	80	--	1,500	2,000
C-1A	40,000	200	100	30	25	12	24	25	12	24		65 ⁴	65 ⁴	55	85	2,500	2,500
C-1B	25,000	200	100	30	25	12	24	25	12	24		40	15	55	80	2,500	2,500
C-2 (40) ¹¹ – Single and Two-Family Use	4,000	40	100	25 ⁷	25	5	12	3	3	10	2.5	35	15	35	70	900	1,000
C-2 (40) ¹¹ – Non Residential Use	10,000	100	100	15 ⁷	15	See Note 2	See Note 2	15	3	10		35	15	50	80	2,500	5,000
C-2 (60) ¹¹	6,000	60	--	5	15	See Note 2	See Note 2	15	3	10		35	15	50	80	2,600	5,000
C-2 (100) ¹¹	10,000	100	100	15 ⁷	15	12	12	15	3	10		35	15	50	80	2,500	5,000
C-2 (HD) ¹¹	40,000	200	100	30	25	12	24	25	12	24		65 ¹⁰	65 ¹⁰	50	80	25,000	25,000
PCD																	
LI	10,000	100	100	30	25	12	24	25	12	24		50 ³	65 ⁴	50	90	25% of the Minimum Lot Size	25% of the Minimum Lot Size
LI-A	40,000	200	200	30	25	12	24	25	12	24		65 ³	65 ³	60	90	25% of the	25% of the

See Section 31-11.4

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						One (feet)	Both (feet)		One (feet)	Both (feet)						One Story Building	More Than One Story Building
HI	40,000	200	200	30	25	12	24	25	12	24		65 ³	65 ³	60	--	Minimum Lot Size	Minimum Lot Size
SA-1 ⁸	3,000	30	100	0	10	See Note 2	See Note 2	10	See Note 2	See Note 2		75	15	90	--	25% of the Minimum Lot Size	25% of the Minimum Lot Size
SA-2 ⁹	4,000	40	100	15	15	5	10	10	5	10		60	15	60	--	1,500	2,000
RPZ-O	See Section 31-46.1																
EDD - R	See Redevelopment Plan																
SA - R	See Redevelopment Plan																
SGA 1&2 - R	See Redevelopment Plan																
Infineum - R	See Redevelopment Plan																
Bayway - R	See Redevelopment Plan																
Landfill - R	See Redevelopment Plan																
Conocco - R	See Redevelopment Plan																
Merck - R	See Redevelopment Plan																
Theater - R	See Redevelopment Plan																
United Lacquer - R	See Redevelopment Plan																
Block 288, lots 1, 2, 13, 14, and 15; Block 254, lots 12, 13, and 16 - R	See Redevelopment Plan																
West Elizabeth Avenue - R	See Redevelopment Plan																
Park Plastics - R	See Redevelopment Plan																
United Lacquer - R	See Redevelopment Plan																
Avenue C - R	See Redevelopment Plan																
Route 1/9 & Stiles St. - R	See Redevelopment Plan																
Route 1/9 & Willow Glade - R	See Redevelopment Plan																
Grasselli Road - R	See Redevelopment Plan																
W. Price Street - R	See Redevelopment Plan																
S. Park Avenue - R	See Redevelopment Plan																

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						One (feet)	Both (feet)		One (feet)	Both (feet)							
4900 Tremley Point Road - R	See Redevelopment Plan																
Block 254 – Lots 1-10 - R	See Redevelopment Plan																
LCP Site - R	See Redevelopment Plan																
Brunswick Avenue Site - R	See Redevelopment Plan																
Former D’s Dugout - R	See Redevelopment Plan																
DeWitt Terrace and St. Georges Ave. - R	See Redevelopment Plan																
Roselle Street - R	See Redevelopment Plan																
750 W. Edgar Road - R	See Redevelopment Plan																

Notes:

- (1) – Except for apartments. See subsection 31-19.1, paragraph a.
- (2) – No side yard shall be required for interior lots, however, when a side yard is provided, it shall be at least 3-feet. A seven-foot street side yard shall be required for all corner lots.
- (3) – Structures shall not exceed 65 feet in height except that said building height may be increased by one foot for each additional one-foot setback provided.
- (4) – Structures shall not exceed 65 feet in height. When adjoining a residential zone, a maximum height of 40-feet is permitted.
- (5) – The minimum floor area shall be the combined total floor areas of all existing and/or proposed building(s). And further provided that no single or two-family structures shall have a width of less than 24 feet. These requirements are exclusive of parking garages.
- (6) – See Section 31-36.F.
- (7) – All two-family dwellings in these districts shall have a minimum lot size of 6,000 square feet, a minimum lot width of 60 feet, a minimum side yard width for the principal building (both sides) of 20 feet and a maximum height for the principal building of 30 feet. Two-family attached dwellings—meeting the definition of a two-family semi-detached dwelling—shall have a minimum lot size of 3,000 square feet, a minimum lot width of 30 feet and a minimum side yard of 10 feet. A 0-foot setback is permitted on the property line that shares the common or abutting wall of the adjoining semi-detached dwelling.
- (8) – Mixed-use buildings of nonresidential and residential uses are subject to the limitations contained in Section 31-45.2
- (9) – Single-family, two-family, multi-family and mixed-use buildings of nonresidential and residential uses are subject to the limitations contained in Section 31-45.3.
- (10) – Properties not fronting on Route 1 shall have a maximum height of 35-feet.
- (11) – See Section 31-3.3 Interpretation of Boundaries.
- (12) – Maximum percent coverage shall be calculated within the first 120 feet of lot depth.
- (13) – Maximum Building Coverage Schedule for the R-1a, R-1b, R-1a, R-2b, and ROC Zones:

Lot Area (square feet)	Percent Coverage
Less than 6,499	33.0
6,500 to 7,999	30.0
8,000 to 8,999	27.0
9,000 to 9,999	24.0
10,000 or greater	20.0