

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)		Maximum Percent Coverage (percent)	Minimum Habitable Floor Area (square feet) ⁵	
				Principal Building ⁶				Accessory Building							
	Lot Area (square feet)	Lot Width (feet)	Minimum Lot Depth (feet)	Front (feet)	Rear (feet)	Side		Rear (feet)	Side		Principal Building	Accessory Building		Principal Building(s)	
						One (feet)	Both (feet)		One (feet)	Both (feet)				One Story Building	More Than Story Building
R-1a	5,000	50	100	25	25	5	15	3	3	15	26	15	40	1,000	1,250
R-1b	4,000	40	100	25	25	5	10	3	3	10	26	15	40	900	1,000
R-2a ⁷	5,000	50	100	25	25	6	18	3	3	15	26	15	40	1,000	1,250
R-2b ⁷	4,000	40	100	25	25	5	10	3	3	10	26	15	40	900	1,000
ROC ⁷	4,000	40	100	25	25	5	10	3	3	10	26	15	40	900	1,000
R-3 ^{1, 7}	4,000	40	100	25	25	5	10	3	3	10	26	15	40	900	1,000
OPT ⁷	5,000	50	100	25	25	5	15	3	3	15	26	15	30	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	2,500	2,500
C-1B	25,000	200	100	30	25	12	24	25	12	24	40	15	55	2,500	2,500
C-2 (40) ¹¹ - Single and Two-Family Use	4,000	40	100	25 ⁷	25	5	10	3	3	10	35	15	35	900	1,000
C-2 (40) ¹¹ - Nonresidential Use	10,000	100	100	15 ⁷	15	See Note 2	See Note 2	15	3	10	35	15	50	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	2,600	5,000
C-2 (100) ¹¹	10,000	100	100	15 ⁷	15	12	12	15	3	10	35	15	50	2,500	5,000
C-2 (HD) ¹¹	40,000	200	100	30	25	12	24	25	12	24	65 ¹⁰	65 ¹⁰	50	25,000	25,000
PCD	See subsection 31-11.4														
LI	10,000	100	100	30	25	12	24	25	12	24	65 ³	65 ⁴	50	2,500	2,500
LI-A	40,000	200	200	30	25	12	24	25	12	24	65 ³	65 ³	60	10,000	10,000
HI	40,000	200	200	30	25	12	24	25	12	24	65 ³	65 ³	60	10,000	10,000

LINDEN CODE

District	Required Lot Size and Dimensions ⁶			Minimum Required Yard Widths							Maximum Height (feet)		Maximum Percent Coverage (percent)	Minimum Habitable Floor Area (square feet) ⁵	
				Principal Building ⁶				Accessory Building						Principal Building(s)	
	Lot Area (square feet)	Lot Width (feet)	Minimum Lot Depth (feet)	Front (feet)	Rear (feet)	Side		Rear (feet)	Side		Principal Building	Accessory Building		One Story Building	More Than Story Building
						One (feet)	Both (feet)		One (feet)	Both (feet)					
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	1,500	2,000
SA-2 ⁹	4,000	40	100	15	15	5	10	10	5	10	60	15	60	1,500	2,000
RPZ-O	See subsection 31-46.1														
EDD - R	See Redevelopment Plan														
SA - R	See Redevelopment Plan														
SGA 1 and 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														

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.
- (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 subsection 31-36.6.
- (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 subsection 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 subsection 31-45.3.
- (10) Properties not fronting on Route 1 shall have a maximum height of 35-feet.
- (11) See subsection 31-3.3 Interpretation of Boundaries.