

ZONING
31 Attachment 2

City of Linden

Subsection 31-4.1, District Regulations — Schedule of Limitations: Permitted and Accessory Uses¹
[Adopted by Ord. No. 60-1]

KEY:

P = Permitted Principal Use

C = Permitted Conditional Use

A = Permitted Accessory Use¹

X = Not Permitted

1 — Accessory uses that are incidental to principal permitted uses are permitted in all districts.

2 — See Section 31-45.

	R-1a	R-1b	R-2a	R-2b	ROC	R-3	OPT	C-1	C-1A	C-1B	C-2 (40)	C-2 (60)	C-2 (100)	C-2 (HD)	PCD	LI	LI-A	HI	SA-1 ²	SA-2 ²	RPZ	EDD-R	SA-R	SGA 1&2-R	Infineum-R	Bayway - R	Landfill - R	Conoco - R	Merck - R	Theater - R	Unified Lacquer - R	Additional Requirements																					
Airports	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	Subject to Section 31-46	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan															
Animal hospitals	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	P	P	X	X																																	
Apartments, upper floors	X	X	X	X	C	X	X	A	X	X	C	X	X	X	X	X	X	X	P	P																																Apartments shall only be permitted on upper floors. All apartments in the ROC and C-2(40) districts are subject to subsection 31-19.9.	
Apartments, Garden	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X																																All garden apartments are subject to subsection 31-19.1.	
Artist and artisan studios and workshops	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	P																																	
Assembly and packaging	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X																																	
Automobile and truck dealerships	X	X	X	X	X	X	X	X	X	X	X	X	C	P	X	X	X	X	X	X																																	
Automobile showrooms and sales lots, excluding used cars	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X																																	
Automotive repair stations	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X																																	
Aviation uses	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X																																	
Banks	X	X	X	X	P	X	X	P	X	P	P	P	P	P	P	X	X	X	P	X																																	
Billboards	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X																																	
Bowling alleys	X	X	X	X	X	X	X	P	X	X	X	P	P	P	X	X	X	X	P	X																																	
Building material wholesale and lumber supply	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	P																																	
Car washes	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	X	X																																	
Cemeteries	X	X	P	P	P	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X																																	
Child care centers	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	P	P	P																																	

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	R-1a	R-1b	R-2a	R-2b	ROC	R-3	OPT	C-1	C-1A	C-1B	C-2 (40)	C-2 (60)	C-2 (100)	C-2 (HD)	PCD	LI	LI-A	HI	SA-1 ²	SA-2 ²	RPZ	EDD-R	SA-R	SGA 1&2-R	Infineum-R	Bayway - R	Landfill - R	Conoco - R	Merck - R	Theater - R	Unified Laquer - R	Additional Requirements								
Churches and places of worship	X	X	X	X	X	X	X	C	X	X	X	C	C	C	X	X	X	X	X	C	Subject to Section 31-46	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subsection 31-19.17.
Clinics, assisted living facilities and nursing homes	X	X	X	X	P	P	P	P	X	X	X	P	P	P	X	X	X	X	P	X																				Shall have minimum lot size of 60' x 100' for the first 5 patients. For each three patients or each exam room added, an additional 1,000 sq. ft. is required.
Clothing bins	X	X	X	X	X	X	X	X	A	X	X	X	A	X	X	X	X	X	X	X																				Subsection 31-20.26.
Convenience stores	X	X	X	X	X	X	X	P	P	X	P	P	P	P	X	X	X	X	P	P																				
Convenience stores, including gasoline sales	X	X	X	X	X	X	X	X	X	C	X	X	C	C	X	P	P	P	X	X																				Subsection 31-19.10.
Data centers	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X																				
Data processing and communications studies establishments	X	X	X	X	X	X	X	P	X	X	X	P	P	P	X	X	X	X	P	X																				
Family day care	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P																				In the OPT district family day care shall be permitted in residential blds. and childcare shall be permitted in commercial facilities
Federal, state and county government buildings	X	X	X	X	C	X	X	P	X	X	X	X	X	X	X	X	X	X	X	C																				Subsection 31-19.17.
Finance and real estate offices	X	X	X	X	P	X	X	P	X	X	P	P	P	P	P	X	X	X	P	P																				In the ROC district, offices and retail stores shall be limited to the first floor.
Fine art schools	X	X	X	X	X	X	X	P	X	X	X	P	P	P	X	X	X	X	P	X																				
Food stores	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X	X	P	P																				
Four-family dwellings	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	P																				Shall have a minimum area of 6,000 sq. ft. and a minimum rear yard of 30'.
Funeral homes	X	X	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P																				Shall be a minimum of 500 feet from a church or place of worship.
Galleries (art)	X	X	X	X	P	X	P	P	P	X	P	P	P	P	P	X	X	X	P	P																				
Home occupation	P	P	P	P	P	X	P	X	X	X	X	X	X	X	X	X	X	X	X	P																				Subsection 31-19.14.
Hospitals	X	X	X	X	X	X	X	C	X	X	X	X	X	X	X	X	X	X	X	C																				Subsection 31-19.17.
Hotels	X	X	X	X	X	X	X	X	X	C	X	X	X	X	P	X	X	X	P	X																				Subsection 31-19.11.
Indoor theaters	X	X	X	X	X	X	X	P	X	X	X	X	X	P	X	X	X	X	P	X																				

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Industrial services uses	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	PP		X	X	Subject to Section 31-46	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Uses shall be setback a minimum of 1,000 feet from a residential zone boundary.
Manufacturing, processing fabrication and assembly	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X																														The use or storage of explosives as defined in the State Explosives Act or fertilizer or liquefied natural gas production or storage are strictly prohibited. No chemical or raw material processing is permitted.
Martial arts instruction	X	X	X	X	X	X	X	P	X	X	P	P	P	P	X	X	X	X	P	X																														
Medical campuses	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	X	X	X	X																														
Motels	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X																														Shall have a minimum of 50 rental units and direct access to Route 1.
Nonprofit clubs and lodges	X	X	C	C	X	C	X	P	X	X	X	P	P	P	X	X	X	X	P	P																														Subsection 31-19.15.
Oil offload facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X																														
Offices, professional and business	X	X	X	X	P	X	P	P	P	P	P	P	P	P	P	P	P	P	P	P																														In the ROC district, offices and retail stores shall be limited to the first floor.
Parks and playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P																														
Physical fitness studios/gyms	X	X	X	X	X	X	X	X	P	P	X	X	P	P	P	P	X	X	X	X																														
Pool parlors and arcades	X	X	X	X	X	X	X	X	P	X	X	P	P	X	X	X	X	X	X	X																														
Pools, private residential	A	A	A	A	A	A	X	X	X	X	X	X	X	X	X	X	X	X	X	X																														Subsection 31-19.4 and subsection 31-19.6.
Printing and publishing establishments	X	X	X	X	X	X	X	P	X	X	P	P	P	X	P	X	X	X	P	X																														
Private nonprofit and public schools	X	X	X	X	X	X	X	C	X	X	X	C	C	C	X	X	X	X	X	C																														Subsection 31-19.17.
Private parking lots	X	X	X	X	P	A	A	P	A	A	P	A	A	A	A	A	A	A	A	P																														
Private garages	X	X	X	X	X	X	X	P	A	A	P	A	A	A	A	A	A	A	P	P																														
Public utilities	C	C	C	C	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X																														Subsection 31-19.16.
Public utility power generating stations	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X																														
Recreation, commercial	X	X	X	X	X	X	X	X	P	P	X	X	P	P	P	P	X	X	X	P																														

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	R-1a	R-1b	R-2a	R-2b	ROC	R-3	OPT	C-1	C-1A	C-1B	C-2 (40)	C-2 (60)	C-2 (100)	C-2 (HD)	PCD	LI	LI-A	HI	SA-1 ²	SA-2 ²	RPZ	EDD-R	SA-R	SGA 1&2-R	Infineum-R	Bayway - R	Landfill - R	Conoco - R	Merck - R	Theater - R	Unified Lacquer - R	Additional Requirements					
Research laboratories	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	P	X	X	X	X	Subject to Section 31-46	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	
Restaurants, including drive-ins and fast food	X	X	X	X	X	X	X	X	P	C	X	X	C	P	P	X	X	X	X	X																	Subsection 31-19.8.
Restaurants, not including drive-ins and fast food	X	X	X	X	X	X	X	P	X	X	P	P	X	X	X	X	X	X	P	X																	
Storage yards	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A	A	A	X	X																	
Retail sales	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	A	A	P	P																	In the ROC dist., offices and retail uses are limited to the first floor.
Retail service	X	X	X	X	P	X	X	P	P	X	P	P	P	P	P	P	A	A	P	P																	
Self storage facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X																	
Sidewalk cafes	X	X	X	X	X	X	X	A	A	X	A	A	A	A	A	X	X	X	A	A																	
Single-family dwellings	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	P																	New single-family homes shall not be permitted on Rt. 1. Subject to R3 standards in the SA-2 district.
Skating rinks	X	X	X	X	X	X	X	P	X	X	X	X	X	P	X	X	X	X	X	X																	
Supermarkets	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X																	
Tank farms	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X																	Subsection 31-19.7.
Taxicab	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X																	Shall comply with Taxi Licensing Section 4-35.
Theaters	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	P	P																	
Three-family dwellings	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X																	
Truck terminals	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X																	Shall be located a minimum of 500 feet from a residential zone boundary.
Two-family semi-detached dwellings	X	X	P	P	P	P	X	X	X	X	P	X	X	X	X	X	X	X	X	P																	The construction of new two-family homes shall not be permitted on Route 1. Subject to R-3 standards in the SA-2 district.
Two-family dwellings	X	X	P	P	P	P	X	X	X	X	P	X	X	X	X	X	X	X	X	P																	New two-family homes shall not be permitted on Rt. 1. Subject to R-3 standards in the SA-2 district.
Warehouses and distribution centers	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X																	Truck terminals are strictly prohibited.
Wholesale sales	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X																	
Wireless Towers	As per Section 31-28																																				
Wireless Antennas	As per Section 31-28																																				