

ZONING  
31 Attachment 2

City of Linden

Subsection 31-4.1, District Regulations — Schedule of Limitations; Permitted and Accessory Uses<sup>1</sup>

KEY:

P = Permitted Principal Use  
C = Permitted Conditional Use  
A = Permitted Accessory Use<sup>2</sup>  
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 <sup>2</sup>	SA-2 <sup>2</sup>	RPZ	EDD-R	SA-R	SGA 1&2-R	Infiniteum-R	Bayway - R	Landfill - R	Comoco - R	Mercer - R	Theater - R	United Laquer - R	Additional Requirements	
Airports	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X													
Animal hospitals	X	X	X	X	X	X	X	X	X	X	X	X	X	X	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	X	P	P												Apartments shall only be permitted on upper floors. All apartments in the ROC & C-2(40) districts are subject to Section 19.9.
Apartments, Garden	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X												All garden apartments are subject to Section 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	X	P												
Assembly and packaging	X	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	X												
Automobile showrooms & 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	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	X												
Banks	X	X	X	X	P	X	X	P	X	P	P	P	P	P	P	X	X	X	X	P	X												
Banquet facility	X	X	X	X	X	X	P	X	P	X	X	P	P	P	P	X	X	X	X	X	P												
Billboards	X	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	X	X	P												
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	P	X	X	C	X	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													

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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	T-1-A	HI	SA-1 <sup>2</sup>	SA-2 <sup>2</sup>	RPZ	EDD-R	SA-R	SGA 1&2-R	Infinium-R	Bayway - R	Landfill - R	Conoco - R	Merck - R	Theater - R	United Lacer - R	Additional Requirements		
Child care centers	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	P	P	P													In the OPT district family day care shall be permitted in residential buildings and childcare shall be permitted in commercial and mixed-use buildings.	
Churches and places of worship	X	X	X	X	X	X	X	C	X	X	X	C	C	C	X	X	X	X	X	X	C												Section 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	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	X												Section 31-20.26.	
Convenience stores	X	X	X	X	X	X	X	P	P	X	P	P	P	P	X	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	P	P	P	P	X	X													Section 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	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	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	X	C												Section 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	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	X	P	X													
Food & variety stores (small)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	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	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	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	X	P	P													
Home occupation	P	P	P	P	P	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X													Section 31-19.14.
Hospitals	X	X	X	X	X	X	X	C	X	X	X	X	X	X	X	X	X	X	X	X	C													Section 31-19.17.
Hotels	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	P	X	X	X	P	X													Section 31-19.11.
Indoor theaters	X	X	X	X	X	X	X	P	X	X	X	X	X	P	X	X	X	X	X	X														

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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-12	SA-22	RPZ	EDD-R	SA-R	SGA 1&2-R	Influenza-R	Bayview-R	Landfill-R	Conoco-R	Merck-R	Theater-R	United T D	Additional Requirements	
Industrial services uses	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X													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													Section 31-19.15.
Oil ofload facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X													In the ROC district, offices and retail stores shall be limited to the first floor.
Offices, professional and business	X	X	X	X	P	X	P	P	P	P	P	P	P	P	P	P	P	P	P	P													
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													Section 31-19.4 & 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	X	P													
Private nonprofit and public schools	X	X	X	X	X	X	X	C	X	X	X	C	C	C	X	X	X	X	X	X													Section 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	A													
Private garages	X	X	X	X	X	X	X	P	A	A	P	A	A	A	A	A	A	A	A	A													
Public utilities	C	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X													Section 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	X	P	X													
Recreation, commercial	X	X	X	X	X	X	X	X	P	P	X	X	P	P	P	P	X	X	X	X													
Research laboratories	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	P	X	X	X	X													

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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-12	SA-22	RPZ	EDD-R	SAR	SGA 1&2-R	Infinium-R	Bavay-R	Landfill-R	Conoco-R	Merck-R	Theater-R	United	Additional Requirements				
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													Section 31-19.8.			
Restaurants, not including drive-ins and fast food	X	X	X	X	X	X	X	P	P	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													In the ROC dist., offices & retail uses are limited to the first floor.			
Retail sales	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	A	A	P	P																
Retail service	X	X	X	X	P	X	X	P	P	X	P	P	P	P	P	A	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 R-3 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	X	P	P	X	X															
Taxicab	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X															Section 31-19.7. Shall comply with Taxi Licensing Ord. 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	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	X															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