

# Front Yard Parking Zoning Ordinance Amendment

September 13, 2017  
City of Linden

Prepared by Wade Trim

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## Key:

~~Text proposed to be deleted~~

**Text proposed to be added**

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## ARTICLE 2 DEFINITIONS AND RULES APPLYING TO TEXT

Add new definition to Section 2.2, as follows:

**Driveway.** A way located upon a parcel, lot or limited common area, specifically constructed and maintained to provide ingress and egress from the road or street onto the site and circulation about the site. In order to be considered a driveway under this Ordinance, such an area must be surfaced with concrete, asphalt, brick, cut stone, or a minimum four (4) inch depth of crushed materials (stone, concrete, asphalt, etc.) having a size of at least one-half (1/2) inch in diameter. Further, such driveway must be properly graded for drainage and be maintained in good condition free of dust, trash and debris. Within a front yard, newly constructed driveways shall be no wider than thirty-two (32) feet or the width of the garage, whichever is greater.

## ARTICLE 4 ZONING DISTRICT REGULATIONS

Add new Footnote K to Section 4.5.1, Footnotes to Schedule of Area, Height, Width and Setback Regulations, to be applicable within the R-1, R-2 and R-3 Districts, as follows:

- K. Within the front yard, the total driveway surface area for single- and two-family dwellings shall not exceed forty percent (40%) of the total front yard area.**

## ARTICLE 10 OFF-STREET PARKING, LOADING AND ACCESS CONTROL

Amend Section 10.2.6 Location of Parking.

1. Single and Two Family Dwellings.
  - a. The off-street parking facilities required for single- and two-family dwellings shall be located on the same lot or plot of ground as the building they are intended to serve, but shall not be considered a parking lot under the provisions of this Article.

- b. Off-street parking shall not be permitted within the right-of-way adjacent to the lot except within the street or driveway approach.**
- c. Off-street parking shall not be permitted within the front yard, except within a properly constructed driveway, as defined in this Ordinance.**
- d. The requirement of Subsection c, above, shall not apply to parking for temporary special events normally associated with the residential use of the property such as graduation and holiday parties.**