

ZONING

277 Attachment 2

City of Linwood

**Schedule B**  
**Schedule of Standards**  
**[Amended 8-12-2020 by Ord. No. 7-2020]**

	<b>Minimum Lot Area (sq. ft.)</b>	<b>Minimum Lot Depth (ft.)</b>	<b>Minimum Lot width (ft.)</b>	<b>Minimum Street Frontage (ft.)</b>	<b>Maximum Principal Building Coverage</b>	<b>Maximum Lot Coverage</b>	<b>Minimum Front Setback (ft.)</b>	<b>Minimum Rear Setback (ft.)</b>	<b>Minimum Side Setback (each) (ft.)</b>	<b>Maximum Height (ft./stories)</b>
<b>R-20</b>	20,000	125	100	100	25%	35%	30	20	25	35/2.5
<b>R-15</b>	15,000	100	100	100	30%	40%	25	20	15	35/2.5
<b>R-10</b>	10,000	100	100	100	30%	40% 50% (prof off)	20	20	10	35/2.5
<b>R10-PL Private Lanes</b>	10,000	100	75	75	30%	40%	20	20	10	35/2.5
<b>R-SR (Shore Road Residential)</b>	15,000	125	100	100	30%	40% 50% (prof off)	30	25	15	35/2.5

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<b>RT Multifamily (townhomes)</b>	15,000	100	100	100	30%	40%	25	25	15	35/2.5
	10,000 (SFD)						20 (SFD)	20 (SFD)	10 (SFD)	
<b>B5 Business</b>	40,000	100	100	100	35%	70%	30	30	30	40
<b>ROP Recreation Open Space</b>	4 acres	200	200	200	35%	70%	40	40	40	35
<b>I Institutional (schools, churches, government)</b>	40,000	100	100	100	35%	70%	30	30	30	40

**Table Notes:**

- (1) For convenient reference, the standards memorialized in § 277-1 et seq. are summarized in tabular form in Schedule B. To the extent there is any discrepancy between the schedule and the standards, the provisions of the standards shall prevail.
- (2) Only the portions of the lot actually situated within the zone shall be utilized for purposes of satisfying the aforesaid bulk criteria.

## ZONING

Front yard landscape requirements in residential zones: Not less than 65% of the front yard extending to the side property lines shall be landscaped with grass or other vegetative cover, shrubs and trees. This "landscaped" area shall not include parking, driveways, walkways, stones, wood, and any other nonvegetative cover or material.

Street trees: No street tree shall be removed for the construction of any driveway or curb cut without prior approval from the Linwood Shade Tree Commission.

Accessory structures: limited to three accessory buildings per lot, with a total aggregate square footage of all accessory buildings not to exceed 800 square feet.

Accessory building height is limited to 17 1/2 feet high and the maximum square footage is limited to 600 square feet.

Accessory buildings must be set behind the building lines for the principal structure.