

For Sale or Lease

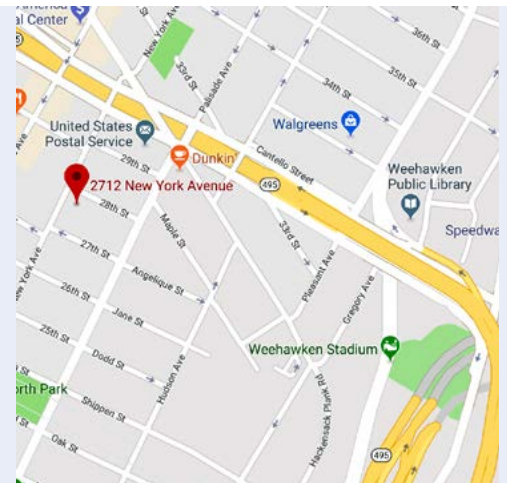
# 2712 New York Avenue

UNION CITY, NJ

## Property/Building Features

- Lot Size 25' x 100'
- Zoning: R1
- Direct access from New York Avenue
- Minutes from New York City
- Easy access to NJ Turnpike and Lincoln Tunnel
- Ideal for parking or development

**ASKING RENTAL RATE: \$2,000/Month**  
**ASKING SALE PRICE: \$510,000**



## Contact Our Exclusive Agent

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## **Chapter 223. Land Development**

### **Article VI. Zoning**

#### **§ 223-42. Zoning regulations.**

##### **A. R Low-Density Residential District.**

- (1) Purpose. The purpose of this zone is to preserve the integrity of existing residential areas by preventing the intrusion of nonresidential uses into residential neighborhoods and by maintaining existing development intensity and population density consistent with residential neighborhood patterns.
- (2) Permitted principal uses.
  - (a) One-family dwellings.
  - (b) Two-family dwellings.
  - (c) Three-family dwellings.
  - (d) Municipal uses.
  - (e) Public parks and playgrounds.
- (3) Permitted accessory uses.
  - (a) Uses which are customarily incidental and accessory to the principal use.
  - (b) Private garages, provided that not more than 50% of the ground floor area of any dwelling is occupied by attached garage space.
  - (c) Noncommercial private swimming pools.
  - (d) Minor home occupations.
  - (e) Family day-care homes.
- (4) Permitted conditional uses.
  - (a) Greyfield redevelopment.
  - (b) Places of worship, subject to institutional use requirements.
  - (c) Clubs for civic, political, charitable, social service, recreation or veterans' organizations, subject to institutional use requirements.
  - (d) Schools, subject to institutional use requirements.
  - (e) Nonaccessory parking lots.