

# CITY OF JERSEY CITY

## ZONING MAP

AS OF MAY 28, 2015

### ZONING DISTRICTS

- R-1 ONE AND TWO FAMILY HOUSING
- R-1A ONE AND TWO FAMILY HOUSING
- R-1F ONE AND TWO FAMILY HOUSING
- R-2 MULTI-FAMILY ATTACHED HOUSING (4 STORIES OR LESS)
- R-3 MULTI-FAMILY MID-RISE
- R-4 MULTI-FAMILY HIGH-RISE
- H HISTORIC DISTRICTS
- OR OFFICE/RESIDENTIAL
- NC NEIGHBORHOOD COMMERCIAL
- C/A COMMERCIAL/AUTOMOTIVE
- HC HIGHWAY COMMERCIAL
- CBD CENTRAL BUSINESS DISTRICT
- U UNIVERSITY
- M MEDICAL
- G GOVERNMENT
- I INDUSTRIAL
- PI PORT INDUSTRIAL
- WPD WATERFRONT PLANNED DEVELOPMENT
- DT DESTINATION TOURISM
- C CEMETERY
- P/O PARKS/OPEN SPACE
- NJMC NEW JERSEY MEADOWLANDS COMMISSION

### REDEVELOPMENT PLAN AREAS

see top right panel for full listing.

### OVERLAY DISTRICTS

- HISTORIC DISTRICTS
- RESTAURANT OVERLAY ZONE
- PALISADE PRESERVATION OVERLAY
- RIVERVIEW ARTS DISTRICT
- MARION WORKS OFFICE/RESIDENTIAL
- SUBDISTRICT A
- SUBDISTRICT B

### MAP AMENDMENTS

APRIL 11, 2001 - Zoning Map Adopted  
OCTOBER 16, 2003 - add the Western Gateway Redevelopment Plan Area  
MARCH 10, 2004 - add the So Avenue Gateway Redevelopment Plan Area  
APRIL 20, 2004 - add the Solid Street Redevelopment Plan Area  
JULY 15, 2004 - adjust zoning boundaries in accordance with amendments to the Jersey City Master Plan  
AUGUST 11, 2004 - add the Columbus Corner Redevelopment Plan  
SEPTEMBER 16, 2004 - adjust the boundaries of the Water Street Redevelopment Plan Area  
OCTOBER 6, 2004 - add the Warehouse Historic District  
OCTOBER 27, 2004 - add the Powerhouse Redevelopment Plan  
FEBRUARY 9, 2005 - add the NJCJ West Campus Redevelopment Plan  
MARCH 23, 2005 - add the West Side Avenue Redevelopment Plan Area  
MAY 18, 2005 - add Marion Works Office/Residential District and new HC and R-3 zone boundaries  
JUNE 22, 2005 - adjust the boundaries of the Martin Luther King Drive Redevelopment Plan Area  
SEPTEMBER 28, 2005 - remove a Medical District zone at the St. Francis Hospital site  
NOVEMBER 16, 2005 - remove the Warehouse Historic District  
FEBRUARY 22, 2006 - add the Morgan Grove Main Redevelopment Plan Area  
MARCH 12, 2006 - add the Maestric and Marquette Street Redevelopment Plans  
APRIL 12, 2006 - Green Villa Redevelopment Plan Area  
APRIL 26, 2006 - add the St. Francis Redevelopment Plan Area  
MAY 24, 2006 - add the Statue Street Redevelopment Plan Area  
JUNE 13, 2006 - add the 325 Palisade Avenue Redevelopment Plan  
SEPTEMBER 13, 2006 - add the Hoboken Avenue Redevelopment Plan  
OCTOBER 11, 2006 - add the Hackensack River Edge Redevelopment Plan  
JANUARY 24, 2007 - add the R-1A Zoning District in the West Side Neighborhood  
FEBRUARY 14, 2007 - correct a drafting error removing zone 1981 to 4.7 from the Morris Canal Redevelopment Plan  
FEBRUARY 14, 2007 - expand the Journal Square Redevelopment Plan Area  
FEBRUARY 14, 2007 - partition the Jersey Avenue Redevelopment Plan Area  
FEBRUARY 14, 2007 - expand the R-1A Zoning District in the Greenville Neighborhood  
AUGUST 12, 2007 - add the Warner Avenue Extension to the R-1A Redevelopment Plan Area  
SEPTEMBER 11, 2007 - add the R-1F Zoning District and correct the M&K Redevelopment plan area boundaries  
MARCH 12, 2008 - add the Bayfront Redevelopment Plan Area  
MARCH 12, 2008 - add the Bright Street Redevelopment Plan Area  
APRIL 23, 2008 - add the Hopkins and Central Redevelopment Plan Area  
MAY 28, 2008 - expand the M&K Redevelopment Plan to include the Claremont Ave M&K Extension  
JUNE 25, 2008 - add the 525 Ocean Avenue Redevelopment Plan and readjust the boundaries of the Morris Canal and Claremont Industrial Redevelopment Plans  
AUGUST 6, 2008 - add the 23-25 Duncan Avenue Redevelopment Plan  
SEPTEMBER 24, 2008 - add the Newark Avenue Downtown Redevelopment Plan  
OCTOBER 7, 2008 - add the Darlton Avenue Transit Village Redevelopment Plan  
OCTOBER 17, 2008 - move 1.0 acre from the Morris Canal Plan to the Medical Center Plan and remove Medical Center 2, The Station Redevelopment Plan Area  
JANUARY 28, 2009 - add the Canal Crossing Redevelopment Plan  
AUGUST 12, 2009 - add the Summit and Fairmount Redevelopment Plan  
NOVEMBER 24, 2009 - add the Cambridge North Redevelopment Plan  
APRIL 28, 2010 - expand the R-1A Zoning District in the West Side Neighborhood  
AUGUST 25, 2010 - add the Journal Square 2000 Redevelopment Plan  
APRIL 13, 2011 - add the Block 239 Lot 47 Redevelopment Plan  
MAY 25, 2011 - add the 8 Erie Street Redevelopment Plan  
AUGUST 31, 2011 - add the Restaurant Overlay Zone  
OCTOBER 12, 2011 - add the McKinley Square East Redevelopment Plan  
OCTOBER 26, 2011 - add the Bright and Varick Redevelopment Plan  
DECEMBER 14, 2011 - expand R-1A Zone in the Heights Neighborhood  
DECEMBER 14, 2011 - add the North and Brunswick Redevelopment Plan  
JANUARY 25, 2012 - expand the Restaurant Overlay Zone  
APRIL 11, 2012 - expand the Restaurant Overlay Zone  
MAY 16, 2012 - amended name of Hackensack Cove Station Redevelopment Plan formerly known as Hudson Exchange  
JUNE 27, 2012 - add the 1 Exchange Place Redevelopment Plan  
FEBRUARY 27, 2013 - add the Riverview Arts District  
MARCH 13, 2013 - add the Route 440 / Culver Redevelopment Plan  
MAY 6, 2013 - amended name of Hamilton Square Redevelopment Plan formerly known as St. Francis Hospital  
SEPTEMBER 25, 2013 - expand the Darlton Transit Village Redevelopment Plan  
MAY 14, 2014 - adjust the boundaries of the Darlton Transit Village Redevelopment Plan  
JUNE 25, 2014 - add the Block 10102 Redevelopment Plan  
SEPTEMBER 10, 2014 - expand the Square 2000 Redevelopment Plan by incorporating the Sip Plan Wageningen Redevelopment Plan  
NOVEMBER 25, 2014 - add the Claver Avenue Industrial Park Redevelopment Plan  
FEBRUARY 17, 2015 - add new cadastral data and updated shoreline  
MAY 13, 2015 - add the Garfield Avenue Redevelopment Plan  
MAY 27, 2015 - expand R-1A in areas of Greenville

### REDEVELOPMENT PLAN AREAS

- LISTED IN ORDER OF ORIGINAL ADOPTION
- GREGORY PARK
  - HOLLAND TUNNEL
  - JACKSON AVENUE
  - ST. JOHNS
  - PAULUS HOOK
  - LIBERTY HARBOR
  - EXCHANGE PLACE
  - LUIS MUNOZ MARIN
  - MARINE INDUSTRIAL
  - GROVE STREET N.D.P.
  - HENDERSON STREET SOUTH
  - BEACON AVENUE
  - MONTGOMERY STREET
  - NINTH STREET
  - MONTGOMERY GATEWAY
  - ROYA MCCLUNESS PARK
  - NINTH STREET II
  - LAFFAYETTE PARK
  - WEBSTER AVENUE
  - VILLAGE
  - TURNKEY
  - BETZ BREWERY
  - GROVER'S POINT
  - HARSIMUS COVE STATION
  - EXCHANGE PLACE NORTH
  - GRAND STREET I
  - DIXON CRUCIBLE
  - GREEN VILLA
  - SCHOOL NO. 2
  - CAVEN POINT
  - THE BEACON
  - CLAREMONT INDUSTRIAL
  - GROVE AND MERCER
  - NEWPORT
  - GROVE STREET STATION
  - MONTICELLO AVENUE
  - COLGATE
  - GREENVILLE INDUSTRIAL
  - WAYNE STREET
  - GRAND JERSEY
  - MARTIN LUTHER KING JR. DRIVE
  - MORRIS CANAL
  - MAJESTIC THEATER
  - ARMORY
  - VACANT BUILDINGS (NOT DEPICTED ON MAP)
  - SUMMIT AVENUE
  - TIDEWATER
  - REPUBLIC CONTAINER
  - WATER STREET
  - COMMUNIPAW WEST COMMUNITY CENTER
  - GROVE STREET STATION II
  - LIBERTY HARBOR NORTH
  - WESTERN GATEWAY
  - SIP AVENUE GATEWAY
  - BOLAND STREET
  - COLUMBUS CORNER
  - POWERHOUSE ARTS DISTRICT
  - NULU WEST CAMPUS
  - WEST SIDE AVENUE
  - MORGAN GROVE MARIN BOULEVARD
  - MERSELES STREET
  - MAJESTIC THEATER II
  - HAMILTON SQUARE
  - BATES STREET
  - 225 PALISADE AVENUE
  - HOBOKEN AVENUE
  - HACKENSACK RIVER EDGE
  - JERSEY AVENUE LIGHT RAIL
  - JERSEY AVENUE PARK
  - JERSEY AVENUE TENTH STREET
  - BAYFRONT
  - BRIGHT STREET
  - HOPKINS AND CENTRAL AVENUES
  - 826 OCEAN AVENUE
  - 23-25 DUNCAN AVENUE
  - DANFORTH TRANSIT VILLAGE
  - NEWARK AVENUE DOWNTOWN
  - CANAL CROSSING
  - SUMMIT AND FAIRMOUNT
  - CAMBRIDGE AND NORTH
  - JOURNAL SQUARE 2000
  - BLOCK 239 LOT 47
  - 8 ERIE STREET
  - MCINLEY SQUARE EAST
  - BRIGHT AND VARICK
  - NINTH AND BRUNSWICK
  - 1 EXCHANGE PLACE
  - ROUTE 440 CULVER
  - BLOCK 10102
  - CHAPEL AVENUE INDUSTRIAL PARK
  - GARFIELD AVENUE



STEVEN M. FULOP, Mayor  
Anthony Cruz, Director  
Department of Housing Economic Development and Commerce  
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Division of City Planning

This map was produced by Jeffrey Wenger, AICP  
with updates by Matt Ward, AICP  
Jersey City Division of City Planning in New Jersey  
State Plan Coordinate System, North American  
Datum of 1983. Digitized at an original scale  
of 1:4800. Adopted by the Jersey City Municipal  
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