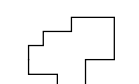
























CITY OF JERSEY CITY

ZONING MAP


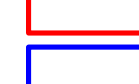





ZONING DISTRICTS

-  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

- ADOPTED APRIL 11, 2001
AMENDED OCTOBER 16, 2003¹
AMENDED MARCH 10, 2004²
AMENDED APRIL 28, 2004³
AMENDED JULY 15, 2004⁴
AMENDED AUGUST 11, 2004⁵
AMENDED SEPTEMBER 8, 2004⁶
AMENDED OCTOBER 6, 2004⁷
AMENDED OCTOBER 27, 2004⁸
AMENDED FEBRUARY 9, 2005⁹
AMENDED MARCH 23, 2005¹⁰
AMENDED MAY 18, 2005¹¹
AMENDED JUNE 22, 2005¹²
AMENDED SEPTEMBER 28, 2005¹³
AMENDED NOVEMBER 18, 2005¹⁴
AMENDED FEBRUARY 22, 2006¹⁵
AMENDED MARCH 22, 2006¹⁶
AMENDED APRIL 12, 2006¹⁷
AMENDED MAY 24, 2006¹⁸
AMENDED JUNE 13, 2006¹⁹
AMENDED APRIL 26, 2006²⁰
AMENDED MAY 24, 2006²¹
AMENDED SEPTEMBER 13, 2006²²
AMENDED OCTOBER 11, 2006²³
AMENDED JANUARY 24, 2007²⁴
AMENDED FEBRUARY 14, 2007²⁵
AMENDED FEBRUARY 15, 2007²⁶
AMENDED AUGUST 22, 2007²⁷
AMENDED SEPTEMBER 11, 2007²⁸
AMENDED MARCH 12, 2008²⁹
AMENDED MARCH 26, 2008³⁰
AMENDED APRIL 23, 2008³¹
AMENDED MAY 28, 2008³²
AMENDED JUNE 25, 2008³³
AMENDED AUGUST 6, 2008³⁴
AMENDED SEPTEMBER 24, 2008³⁵
AMENDED OCTOBER 7, 2008³⁶
AMENDED DECEMBER 17, 2008³⁷
AMENDED JANUARY 28, 2009³⁸
AMENDED AUGUST 12, 2009³⁹
AMENDED NOVEMBER 24, 2009⁴⁰
AMENDED APRIL 13, 2010⁴¹
AMENDED MAY 25, 2010⁴²
AMENDED AUGUST 31, 2010⁴³
AMENDED OCTOBER 12, 2010⁴⁴
AMENDED OCTOBER 26, 2010⁴⁵
AMENDED DECEMBER 14, 2010⁴⁶
AMENDED JANUARY 25, 2011⁴⁷
AMENDED APRIL 11, 2011⁴⁸
AMENDED JUNE 27, 2011⁴⁹
AMENDED FEBRUARY 27, 2012⁵⁰
AMENDED MARCH 13, 2012⁵¹
AMENDED SEPTEMBER 25, 2012⁵²
- REDEVELOPMENT PLAN AREAS
1 Armory
2 Bates Street
3 Bayfront I
4 Beacon
5 Beacon Avenue
6 Betz Brewery
7 Block 233 Lot 47
8 Boland Street
9 Boyd McGuinness Park
10 Bright and Varick
11 Cambridge and North
12 Canal Crossing
13 Caven Point
14 Clarendon
15 Colgate
16 Columbus Corner
17 Communiway West Community Center
18 Dixon Crucible
19 Droyers Point
20 Exchange Place
21 Exchange Place North
22 Grand Jersey
23 Grand Street
24 Green Villa
25 Greenville Industrial
26 Gregory Park
27 Grove and Mercer
28 Grove Street NDP
29 Grove Street Station
30 Grove Street II
31 Hackensack River Edge
32 Hackensack River South
33 Henderson Street South
34 Hoboken Avenue
35 Holland Tunnel
36 Hopkins and Central
37 Jackson Avenue
38 Jersey Avenue Light Rail
39 Jersey Avenue Park
40 Jersey Avenue Tenth Street
41 Lafayette Park
42 Liberty Harbor
43 Journal Square 2050
44 Lafayette Park
45 Liberty Harbor
46 Liberty Harbor North
47 Luis Munoz Marin
48 MLK Drive
49 Majestic Theater
50 Majestic Theatre II
51 Marine Industrial
52 McKinley Square East
53 Merseles Street
54 Montgomery Gateway
55 Montgomery Street
56 Monticello Avenue
57 Morgan Grove Marin
58 Morris Canal
59 Newark Avenue Downtown
60 Newport
61 Ninth and Brunswick
62 Ninth Street
63 Ninth Street II
64 NJCU West Campus
65 Ocean Bayview
66 Paulus Hook
67 Powerhouse Arts District
68 Republic Conlamer
69 Route 440 / Culver
70 School #2
71 Sip Avenue Gateway
72 St. Ignace
73 Hamilton Square
74 St. John's
75 Summit Avenue
76 Summit and Fairmount
77 Tidewater
78 Turnkey
79 Village
80 Water Street
81 Wayne Street
82 Webster Avenue
83 Western Gateway
84 West Side Avenue
85 Exchange Place
86 Erie Street
87 23-25 Duncan Avenue
88 325 Palisade Avenue
89 826 Ocean Avenue

- ¹ Amended to add the Western Gateway Redevelopment Plan Area.
- ² Amended to add the Sip Avenue Gateway Redevelopment Plan Area.
- ³ Amended to add the Hudson Street Redevelopment Plan Area.
- ⁴ Amended to adjust zoning boundaries in accordance with amendments to the Jersey City Master Plan.
- ⁵ Amended to add the Columbus Corner Redevelopment Plan Area.
- ⁶ Amended to adjust the boundaries of the Water Street Redevelopment Plan Area.
- ⁷ Amended to add the Warehouse Historic District.
- ⁸ Amended to add the NJCU West Campus Redevelopment Plan.
- ⁹ Amended to add the West Side Avenue Redevelopment Plan Area.
- ¹⁰ Amended to add Marion Works Office/Residential District and new HC and R-3 zone boundaries.
- ¹¹ Amended to adjust the boundaries of the Martin Luther King Drive Redevelopment Plan Area.
- ¹² Amended to remove a Medical District zone at the St. Francis Hospital site.
- ¹³ Amended to remove the Warehouse Historic District.
- ¹⁴ Amended to add the Morgan Grove Marin Redevelopment Plan Area.
- ¹⁵ Amended to add the Marine Industrial Redevelopment Plan.
- ¹⁶ Green Villa Redevelopment Plan Amended.
- ¹⁷ Amended to add the St. Francis Redevelopment Plan Area.
- ¹⁸ Amended to add the Bates Street Redevelopment Plan.
- ¹⁹ Amended to add the 325 Palisade Avenue Redevelopment Plan.
- ²⁰ Amended to add the Hoboken Avenue Redevelopment Plan.
- ²¹ Amended to add the Hackensack River Edge Redevelopment Plan.
- ²² Amended to add the R-1A Zoning District in the West Side Neighborhood.
- ²³ Amended to correct a drafting error removing Block 106 Lot 10 from the Morris Canal Redevelopment Plan Area.
- ²⁴ Amended to expand the Journal Square Redevelopment Plan Area.
- ²⁵ Amended to expand the Jersey Avenue Redevelopment Plan Area.
- ²⁶ Amended to expand the R-1A Zoning District in the Greenville Neighborhood.
- ²⁷ Amended to add the Water Avenue extension to the MLK Redevelopment Plan Area.
- ²⁸ Amended to add the R-1F Zoning District and correct the MLK Redevelopment plan area boundaries.
- ²⁹ Amended to add the Bayfront Redevelopment Plan Area.
- ³⁰ Amended to add the Bright Street Redevelopment Plan Area.
- ³¹ Amended to add the Hopkins and Central Redevelopment Plan Area.
- ³² Amended to expand the MLK Redevelopment Plan to include the Clarendon Ave MLK Extension.
- ³³ Amended to add the 526 Ocean Avenue Redevelopment Plan and realign the boundaries of the Morris Canal and Clarendon Industrial Redevelopment Plans.
- ³⁴ Amended to add the 23-25 Duncan Avenue Redevelopment Plan.
- ³⁵ Amended to add the Newark Avenue Downtown Redevelopment Plan.
- ³⁶ Amended to add the Danforth Avenue Transit Village Redevelopment Plan.
- ³⁷ Amended to move Erie Street from the Morris Canal Plan to the Medical Center Plan and resume Medical Center to the Beacon Redevelopment Plan Area.
- ³⁸ Amended to add the Canal Crossing Redevelopment Plan.
- ³⁹ Amended to add the Summit and Fairmount Redevelopment Plan.
- ⁴⁰ Amended to add the Cambridge North Redevelopment Plan.
- ⁴¹ Amended to expand the R-1A Zoning District in the West Side Neighborhood.
- ⁴² Amended to add the Journal Square 2050 Redevelopment Plan.
- ⁴³ Amended to add the Block 233 Lot 47 Redevelopment Plan.
- ⁴⁴ Amended to add the 8 Erie Street Redevelopment Plan.
- ⁴⁵ Amended to expand the Restaurant Overlay Zone.
- ⁴⁶ Amended to add the McKinley Square East Redevelopment Plan.
- ⁴⁷ Amended to add the Bright and Varick Redevelopment Plan.
- ⁴⁸ Amended to expand R-1A Zone in the Heights Neighborhood.
- ⁴⁹ Amended to add the Ninth and Brunswick Redevelopment Plan.
- ⁵⁰ Amended to expand the Restaurant Overlay Zone.
- ⁵¹ Amended to expand the Restaurant Overlay Zone.
- ⁵² Amended to add the Riverview Arts District.
- ⁵³ Amended to add the Route 440 / Culver Redevelopment Plan.
- ⁵⁴ Amended to expand the Danforth Transit Village Redevelopment Plan.

STEVEN M. FULOP, Mayor
Anthony Cruz, Director
Department of Housing Economic Development and Commerce
Robert D. Cotter, PP, FAICP, Director
Division of City Planning

This map was produced by Jeffrey Wenger, AICP
Jersey City Division of City Planning in New Jersey
State Plan Coordinate System, North American
Datum of 1983. Digitized as an original scale
of 1:4800. Adopted by the Jersey City Municipal
Council on April 11, 2001.

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