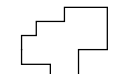























CITY OF JERSEY CITY

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
-  PIO PARKS/OPEN SPACE
-  NJMC NEW JERSEY MEADOWLANDS COMMISSION

REDEVELOPMENT PLAN AREAS

-  see top right panel for full listing.

OVERLAY DISTRICTS

-  HISTORIC DISTRICTS
-  RESTAURANT ROW OVERLAY
-  PALISADE PROTECTION OVERLAY
-  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, 2006¹²
Amended SEPTEMBER 28, 2005¹³
Amended NOVEMBER 18, 2005¹⁴
Amended FEBRUARY 22, 2006¹⁵
Amended MARCH 22, 2006¹⁶
Amended APRIL 12, 2006¹⁷
Amended APRIL 26, 2006¹⁸
Amended MAY 24, 2006¹⁹
Amended JUNE 15, 2006²⁰
Amended SEPTEMBER 13, 2006²¹
Amended OCTOBER 11, 2006²²
Amended JANUARY 24, 2007²³
Amended FEBRUARY 14, 2007²⁴
Amended FEBRUARY 15, 2007²⁵
Amended MARCH 22, 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

- REDEVELOPMENT PLAN AREAS
- 1 Amory
 - 2 Bates Street
 - 3 Bayfront I
 - 4 Beacon
 - 5 Beacon Avenue
 - 6 Batz Brewery
 - 7 Boland Street
 - 8 Boyd McGinness Park
 - 9 Bright Street
 - 10 Canal Crossing
 - 11 Caven Point
 - 12 Clearmont Industrial
 - 13 Colgate
 - 14 Columbus Corner
 - 15 Communiway West Community Center
 - 16 Danforth Transit Village
 - 17 Dixon Street
 - 18 Droyers Point
 - 19 Exchange Place
 - 20 Exchange Place North
 - 21 Grand Jersey
 - 22 Grand Street
 - 23 Green Villa
 - 24 Greenville Industrial
 - 25 Gregory Park
 - 26 Grove and Mercer
 - 27 Grove Street NDP
 - 28 Grove Street Station
 - 29 Grove Street II
 - 30 Hackensack River Edge
 - 31 Henderson Street South
 - 32 Hoboken Avenue
 - 33 Holland Tunnel
 - 34 Hopkins and Central
 - 35 Hudson Exchange
 - 36 Jersey Avenue Light Rail
 - 37 Jersey Avenue Park
 - 38 Jersey Avenue Tenth Street
 - 39 Jersey Avenue Tenth Street
 - 40 Lafayette Park
 - 41 Lafayette Park
 - 42 Liberty Harbor
 - 43 Liberty Harbor North
 - 44 Luis Munoz Marin
 - 45 MLK Drive
 - 46 Majestic Theater
 - 47 Majestic Theater II
 - 48 Marine Industrial
 - 49 Medical Center
 - 50 Menessee Street
 - 51 Montgomery Gateway
 - 52 Montgomery Street
 - 53 Monticello Avenue
 - 54 Morgan Grove Marin
 - 55 Morris Canal
 - 56 Newark Avenue Downtown
 - 57 Newark
 - 58 Newport
 - 59 North Street
 - 60 North Street II
 - 61 NJCU West Campus
 - 62 Ocean Bayview
 - 63 Paulus Hook
 - 64 Powerhouse Arts District
 - 65 Republic Container
 - 66 School #2
 - 67 Sip Avenue Gateway
 - 68 Sip/Van Wageningen
 - 69 St. Francis
 - 70 St. John's
 - 71 Summit Community Center
 - 72 Tidewater
 - 73 Turnkey
 - 74 Village
 - 75 Water Street
 - 76 Wayne Street
 - 77 Webster Avenue
 - 78 Western Gateway
 - 79 West Side Avenue
 - 80 255 Dunce Avenue
 - 81 325 Palisade Avenue
 - 82 626 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 Boland 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.
- 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 Powerhouse Redevelopment Plan.
- ⁹ Amended to add the NJCU West Campus Redevelopment Plan.
- ¹⁰ Amended to add the West Side Avenue Redevelopment Plan Area.
- ¹¹ Amended to add Marion Works Office/Residential District and new HC and R-3 zone boundaries.
- ¹² Amended to adjust the boundaries of the Martin Luther King Drive Redevelopment Plan Area.
- ¹³ Amended to remove a Medical District area at the St. Francis Hospital site.
- ¹⁴ Amended to remove the Warehouse Historic District.
- ¹⁵ Amended to add the Morgan Grove Redevelopment Plan Area.
- ¹⁶ Amended to add the Majestic II and Mercers Street Redevelopment Plans.
- ¹⁷ Green Villa Redevelopment Plan Amended.
- ¹⁸ Amended to add the St. Francis Redevelopment Plan Area.
- ¹⁹ Amended to add the Hackensack River Edge Redevelopment Plan.
- ²⁰ Amended to add the 325 Palisade Avenue Redevelopment Plan.
- ²¹ Amended to add the Hoboken Avenue Redevelopment Plan.
- ²² Amended to add the Hackensack River Edge Redevelopment Plan.
- ²³ Amended to add the R-1A Zoning District in the West Side Neighborhood.
- ²⁴ Amended to correct a drafting error removing block 1766 to 413 from the Morris Canal Redevelopment Plan.
- ²⁵ Amended to expand the Journal Square Redevelopment Plan Area.
- ²⁶ Amended to partition the Jersey Avenue Redevelopment Plan Area.
- ²⁷ Amended to expand the R-1A Zoning District in the Greenhouse Neighborhood.
- ²⁸ Amended to add the Warner Avenue extension to the MLK Redevelopment Plan Area.
- ²⁹ Amended to correct a drafting error removing block 1766 to 413 from the Morris Canal Redevelopment Plan.
- ³⁰ Amended to add the Bayfront I Redevelopment Plan Area.
- ³¹ Amended to add the Bright Street Redevelopment Plan Area.
- ³² Amended to add the Rippon and Central Redevelopment Plan Area.
- ³³ Amended to expand the MLK Redevelopment Plan to include the Claremont Ave MLK Extension.
- ³⁴ Amended to add the 826 Ocean Avenue Redevelopment Plan and readjust the boundaries of the Morris Canal and Chatham Industrial Redevelopment Plans.
- ³⁵ Amended to add the 21-25 Dunce Avenue Redevelopment Plan.
- ³⁶ Amended to add the Newark Avenue Downtown Redevelopment Plan.
- ³⁷ Amended to add the Danforth Avenue Transit Village Redevelopment Plan.
- ³⁸ Amended to move 5 lots from the Morris Canal Plan to the Medical Center Plan and name Medical Center to The Beacon Redevelopment Plan Area.
- ³⁹ Amended to add the Canal Crossing Redevelopment Plan.

JERRAMIAH T. HEALY, Mayor
Carl S. Czaplinski, Director
Department of Housing Economic Development and Commerce
Robert D. Cotter, PP, AICP, 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 at an original scale
of 1:4800. Adopted by the Jersey City Municipal
Council on April 11, 2001.

Jersey City
Planning Division
30 Montgomery Street Suite 1400
Jersey City, NJ 07302-3821
Phone: 201.547.5010
Fax: 201.547.4323

