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

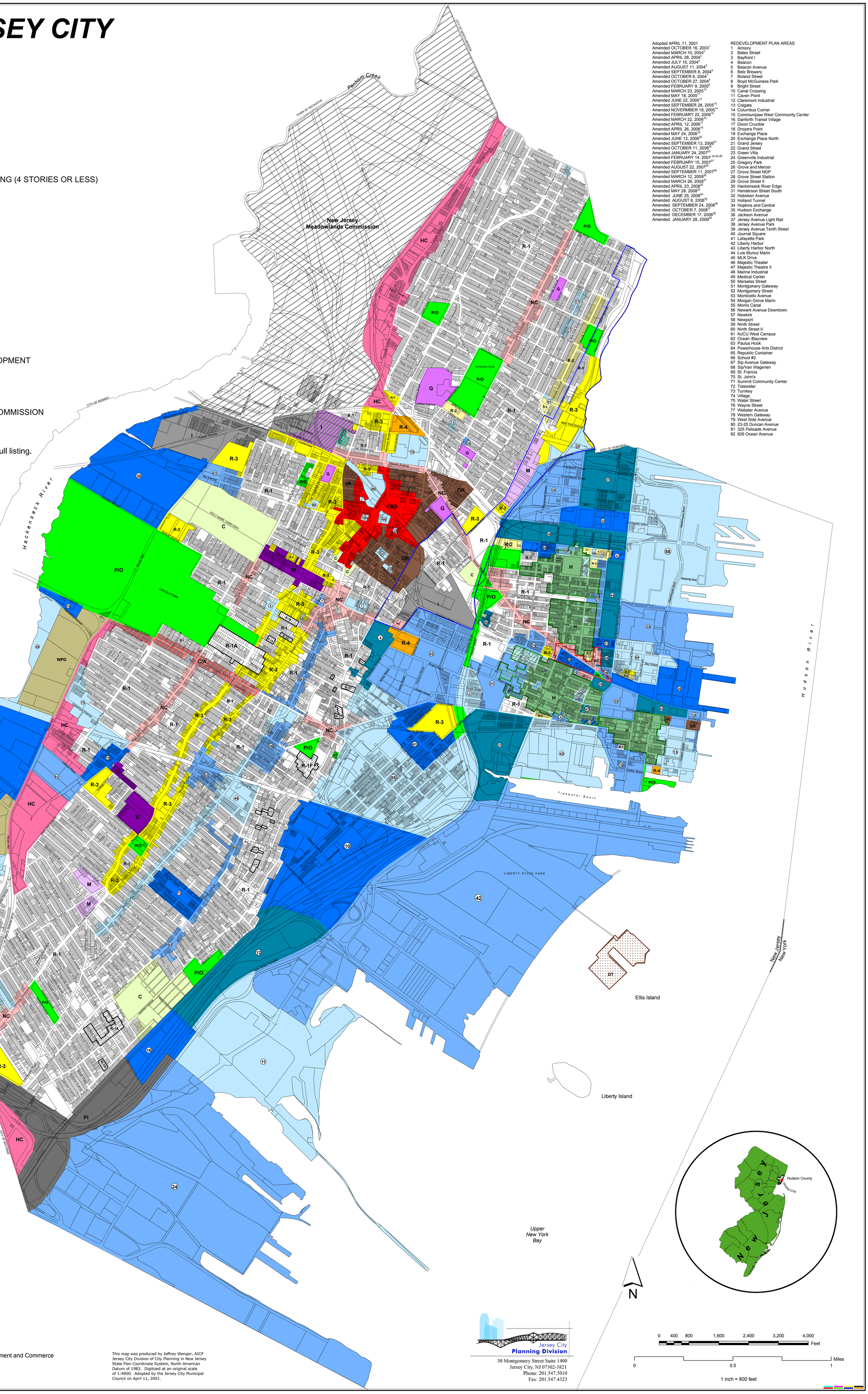
REDEVELOPMENT PLAN AREAS

see top right panel for full listing.

OVERLAY DISTRICTS

HISTORIC DISTRICTS
RESTAURANT ROW OVERLAY
PALISADE PROTECTION OVERLAY

MARION WORKS OFFICE/RESIDENTIAL
SUBDISTRICT A
SUBDISTRICT B



Adopted APRIL 11, 2001
Amended OCTOBER 16, 2003[1]
Amended MARCH 10, 2004[2]
Amended APRIL 28, 2004[3]
Amended JULY 15, 2004[4]
Amended AUGUST 11, 2004[5]
Amended SEPTEMBER 8, 2004[6]
Amended OCTOBER 6, 2004[7]
Amended OCTOBER 27, 2004[8]
Amended FEBRUARY 9, 2005[9]
Amended MARCH 23, 2005[10]
Amended MAY 18, 2005[11]
Amended JUNE 22, 2005[12]
Amended SEPTEMBER 28, 2005[13]
Amended NOVERMBER 18, 2005[14]
Amended FEBRUARY 22, 2006[15]
Amended MARCH 22, 2006[16]
Amended APRIL 12, 2006[17]
Amended APRIL 26, 2006[18]
Amended MAY 24, 2006[19]
Amended JUNE 13, 2006[20]
Amended SEPTEMBER 13, 2006[21]
Amended OCTOBER 11, 2006[22]
Amended JANUARY 24, 2007[23]
Amended FEBRUARY 14, 2007 [24,25,26]
Amended FEBRUARY 15, 2007[27]
Amended AUGUST 22, 2007[28]
Amended SEPTEMBER 11, 2007[29]
Amended MARCH 12, 2008[30]
Amended MARCH 26, 2008[31]
Amended APRIL 23, 2008[32]
Amended MAY 28, 2008[33]
Amended JUNE 25, 2008[34]
Amended AUGUST 6, 2008[35]
Amended SEPTEMBER 24, 2008[36]
Amended OCTOBER 7, 2008[37]
Amended DECEMBER 17, 2008[38]
Amended JANUARY 28, 2009[39]

REDEVELOPMENT PLAN AREAS
1 Armory
2 Bates Street
3 Bayfront I
4 Beacon
5 Beacon Avenue
6 Betz Brewery
7 Boland Street
8 Boyd McGuiness Park
9 Bright Street
10 Canal Crossing
11 Caven Point
12 Claremont Industrial
13 Colgate
14 Columbus Corner
15 Communipaw West Community Center
16 Danforth Transit Village
17 Dixon Crucible
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 Jackson Avenue
37 Jersey Avenue Light Rail
38 Jersey Avenue Park
39 Jersey Avenue Tenth Street
40 Journal Square
41 Lafayette Park
42 Liberty Harbor
43 Liberty Harbor North
44 Luis Munoz Marin
45 MLK Drive
46 Majestic Theater
47 Majestic Theatre II
48 Marine Industrial
49 Medical Center
50 Merseles Street
51 Montgomery Gateway
52 Montgomery Street
53 Monticello Avenue
54 Morgan Grove Marin
55 Morris Canal
56 Newark Avenue Downtown
57 Newkirk
58 Newport
59 Ninth Street
60 Ninth 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 Wagenen
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 23-25 Duncan Avenue
81 325 Palisade Avenue
82 826 Ocean Avenue

[1]Amended to add the Western Gateway Redevelopment Plan Area.
[2]Amended to add the Sip Aveune 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 Comor 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 boudaries of the Martin Luther King Drive Redevelopment Plan Area.
[13]Amended to remove a Medical District zone at the St. Francis Hospital site.
[14]Amended to remove the Warehouse Historic District
[15]Amended to add the Morgan Grove Marin Redevelopment Plan Area.
[16]Amended to add the Majestic II and Merseles Street Redevelopment Plans.
[17]Green Villa Redevelopment Plan Amended.
[18]Amended to add the St. Francis Redevelopment Plan Area.
[19]Amended to add the Bates Street 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 1966 lot 4.D 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 Greenville Neighborhood.
[28]Amended to add the Warner Avenue extension to the MLK Redevelopment Plan Area.
[29]Amended to add the R-1F Zoning District, and correct the MLK Redevelopment plan area boundaries.
[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 Hopkins 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 Claremont Industrial Redevelopment Plans.
[35]Amended to add the 23-25 Duncan 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 rename Medical Center to The Beacon Redevelopment Plan Area.
[39]Amended to add the Canal Crossing Redevelopment Plan.

JERRAMIAH T. HEALY, Mayor
Carl S. Czaplicki, 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

0 400 800 1,600 2,400 3,200 4,000 Feet
0 0.5 1 Miles
1 inch = 800 feet