Proposed Zoning for new R-5 district to replace R-1 downtown

§ 345-58. – R-5 Residential Low Rise Residential, Mixed Use zone

A. Purpose. **The purpose of this district is to provide development regulations contextual to the existing predominantly two to four story multifamily neighborhood with occasional retail venues and provide for appropriate infill development. Additionally, the purpose of the zoning in this district is to address and help mitigate the impact the flooding in low laying areas.**

B. Permitted principal uses:

1. Residential
2. Retail sales of goods and services on the ground floor along Brunswick Street, Monmouth Street, or Coles Street, or other locations where there are existing, legal storefront
3. Professional offices and medical offices on the ground floor along Brunswick Street, Monmouth Street, or Coles Street, or other locations where there are existing, legal storefronts.
4. Cafe on the ground floor along Brunswick Street, Monmouth Street, or Coles Street, or other locations where there are existing, legal storefront
5. Schools.
6. Governmental uses.
7. Houses of worship.
8. Parks and playgrounds.
9. Home occupations (See 345-60.G.2. Standards for Specific Accessory Uses. a. Home Occupations).
10. Live Work
11. Any combination of the above (With the exception that retail and office are limited to the criteria above in B.2 and B.3)

C. Bulk Standards:

1. All lots legally existing at the time of adoption of this ordinance (2016) are now conforming
2. Lot Standards
   a. Minimum Lot Size: One thousand eight hundred (1,800) square feet
   b. Minimum Lot Width: Eighteen (18) feet.
   c. Minimum Lot Depth: One hundred (100) feet.

3. Setback Standards
    a. Minimum Front Yard Setback: Must meet adjacent structure setback closest to the predominant blockfront setback
    b. Minimum Rear Yard Setback: Thirty (30) feet.
    c. Side Yard Setbacks: Zero, except where there a window exists on an adjacent structure. In that instance, the building must be setback 3'1", starting at least 1 ft before the window..

4. Height:
    a. Maximum Building Height: 4 Stories, 45 feet
        i. For all new construction taller 45 ft, a building setback, change in façade materials, change in glazing ratio or pattern, cornice line, or other architectural feature shall be utilized in line with adjacent building height to contextualize the massing of new construction.
    b. Minimum Floor to Ceiling Height: 9 feet
5. Density
    a. Maximum Density: Eighty (80) units an acre
6. Coverage Standard:
    a. Maximum Building Coverage: Seventy percent (70%)
    b. Maximum Lot Coverage: Eighty percent (80%).

F. Parking Standards

1. Parking is prohibited on any lots that have sole frontage on Brunswick Street, Monmouth Street, or Coles Street.
2. Parking is prohibited on lots less than 40 feet wide, unless the rear lot line is adjacent to an alley, in which case parking is permitted in the rear yard with access from the alley.
3. Where parking is permitted, parking is required on lots 40feet wide or greater, according to the following:
    a. Residential units shall provide a minimum of 0.5 parking spaces and a maximum of 1 parking space per unit.
    b. In no instance shall parking be permitted between the front building line and street line.
    c. Maximum width of curb cut: 10
    d. Maximum width of driveway: 10
    e. Only a single curb cut, per property, is permitted; however in no instance shall a curb cut be permitted on Brunswick Street, Monmouth Street, or Coles Street.
4. Parking spaces, driveways, and any type of patio shall be constructed using pervious paving materials. The following are acceptable materials:
    a. Interlocking concrete blocks
    b. Permeable Pavers

c. Open-celled pavers

d. Porous pavement, concrete or ashphalt

e. Gravel

f. Reinforced lawn

g. Or other material deemed appropriate by Planning/Zoning Board

G. Landscaping Standards

1. All properties are required to provide street trees, except where it can be demonstrated to Planning Staff that it is not possible to plant trees due to underground constraints such as water or utility lines.
2. All street trees shall be in accordance with the design standards in 345-66.B.
3. In the event a street tree is removed for construction, required repair/replacement, or for any other purpose, restoration of a street tree is required in accordance with the design standards in 345-66.B
4. At least 20% of every lot shall be landscaped with one of the following materials:

   a. Reinforced lawn

   b. Ground cover

   c. Rain garden

   d. Bioswales

   e. Plants that are native, non-invasive and proven drought resistant in an urban environment

H. Design Standards

1. Buildings shall be designed to present a harmonious appearance in terms of architectural style and materials and shall be encouraged to incorporate historic elements found throughout the surrounding area.
2. Blank walls without fenestration, specifically the non-habitable portion of the building within the flood elevations, shall incorporate façade articulation, recess portions of the street wall, a planters/landscaping buffer, stairs, porches, or any other architectural techniques to ensure visual connectivity between the elevated first floor and the sidewalk.
3. Buildings where ground floor retail is permitted shall incorporate a cornice element or horizontal projection above the storefront glazing separating ground floor uses from the building above.

R-5 ZONE DISTRICTS 2016
ZONING MAP AMENDMENT

FEBRUARY 17, 2016

Legend

- Current Zone Boundaries
- Proposed R-5 Zone Districts

1 inch = 300 feet

0 150 300 600 Feet

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