

DRAFT ZONING R-1 AND OTHER UPDATES

Phase 2 - 2021 OUR JC Master Plan Implementation

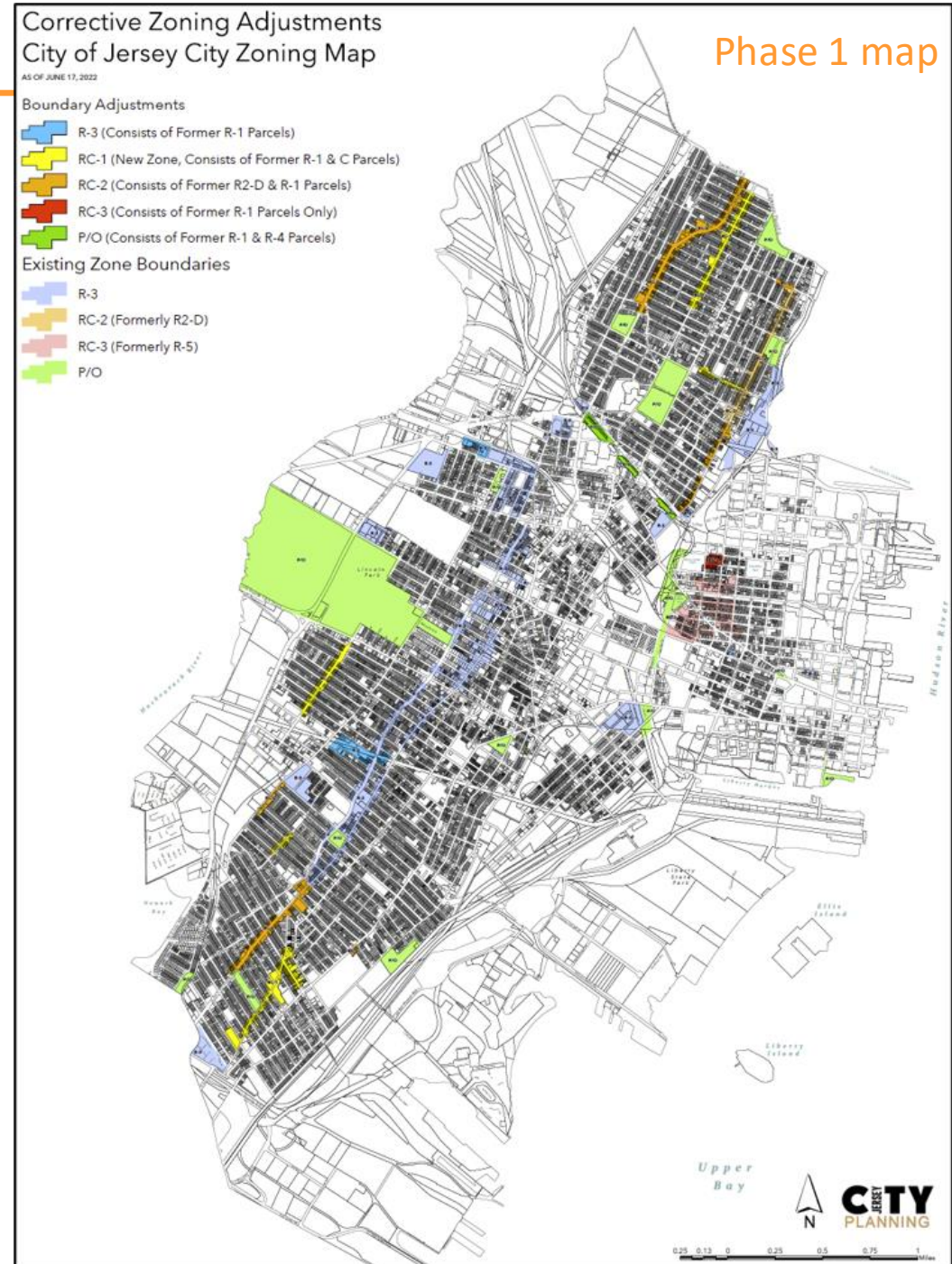
➤ Zoom Meeting – Feb. 1, 2023

MASTER PLAN

ADOPTION AND IMPLEMENTATION

OUR JC MASTER PLAN:

- Adopted in early 2022
- ~160 recommendations to maps, text, or policies were made – see Chapter 5 of Land Use Element
- City Planning is continuing studying these recommendations and will be bringing them to Planning Board in groups or phases
- Phase 1 Adopted by City Council Fall 2022.
 - (ord. 22-084)
 - Phase 1 focused primarily on taking historically commercial areas that were rezoned residential and returning them to mixed use commercial corridors



PHASE TWO

MASTER PLAN IMPLEMENTATION

PHASE 2 COMMUNITY MEETINGS

Pershing Field Community Center - Sept. 7, 2022

Curries Woods Community Resource Center - Sept. 14, 2022

Holloway Room, City Hall Annex - Sept. 22, 2022

Bethune Center – Oct. 3, 2022

Zoom Meeting – Dec. 15, 2022 (NC-2 / Gateway Zone Focus)

➤ Zoom Meeting – Feb. 1, 2023

PHASE 2 WALKING TOURS

Ward D – Sept. 27

Ward A – Oct. 12

Ward B – Nov. 5

Ward F – Nov. 5

COMMUNITY MEETING POSTED TO YOUTUBE

R-1 ZONING

USE VARIANCE / LARGE LOT ISSUES

- Lack of numerical density standard does not contemplate oversized lots
- Low density regulations + large building envelope yields oversized units at lower supply
 - detrimental to overall housing affordability + diversity of housing stock

Typology	District	Number	Percentage
1-2 Family Residential	R-1**	754	53.0%
	R-1A	5	0.4%
	R-1F	0	0.0%

**Analysis represents Zoning Board of Adjustment variances only and does not include the recently adopted R-1W district
** Includes R-1A and lots split between R-1 and other zoning districts
Table 12: Total Variances* (2000-2019)
Source: City of Jersey City – Zoning Board of Adjustment Variances from 2000-2019. Variance data from 2013 is not available.

	Height	Coverage/ Setback	Use	Parking	Landscape	Other
Number of Variances	97	225	233	141	24	39
Percentage	13%	30%	31%	19%	3%	5%

* Includes R-1A and lots split between R-1 and other zoning districts

THAT'S HUGE!

REAR YARD SETBACK

FRONT YARD SETBACK

50 FT 25 FT 35 FT

JERSEY CITY Planning Community Meeting September 22, 2022

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https://youtu.be/w_3QhgRrWmE

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TIMELINE

- Tonight's meeting is to introduce draft revisions
- How to access documents and how they are organized
- **PUBLIC COMMENT WILL BE ACCEPTED TILL MID-MARCH**
 - City Planning will be accepting public comments by email and phone
 - We will try to conduct smaller meetings upon request with community groups
 - February to mid-April, staff will work to further to incorporate or respond to community comments
- Anticipate April 25, 2023 Planning Board Meeting

Milestone	Date
First Citywide Meeting to discuss official proposed R-1 amendments	February 1
Official Amendment Release Date	February 6
Comment Period	Feb 6 – March 10
Meeting regarding Communipaw Avenue	Mid March, TBD
Final Draft Released	March 27
Final Released	April 15
Planning Board Hearing	April 25
City Council First Reading	May 24
City Council Second Reading	June 14

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MASTER PLAN IMPLEMENTATION

TONIGHT'S AGENDA

- **Map Changes**
- **R-1 Bulk Standards**
- **Historic Commercial and Corner Commercial**
- **Design Standards**
- **Height Standards**
- **Subdivisions**
- **Historic Preservation and Large Lot Zoning**
- **Parking Standards**
- **Demonstration on How to Review Documents**

Q&A

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Zoning Map and Other Changes

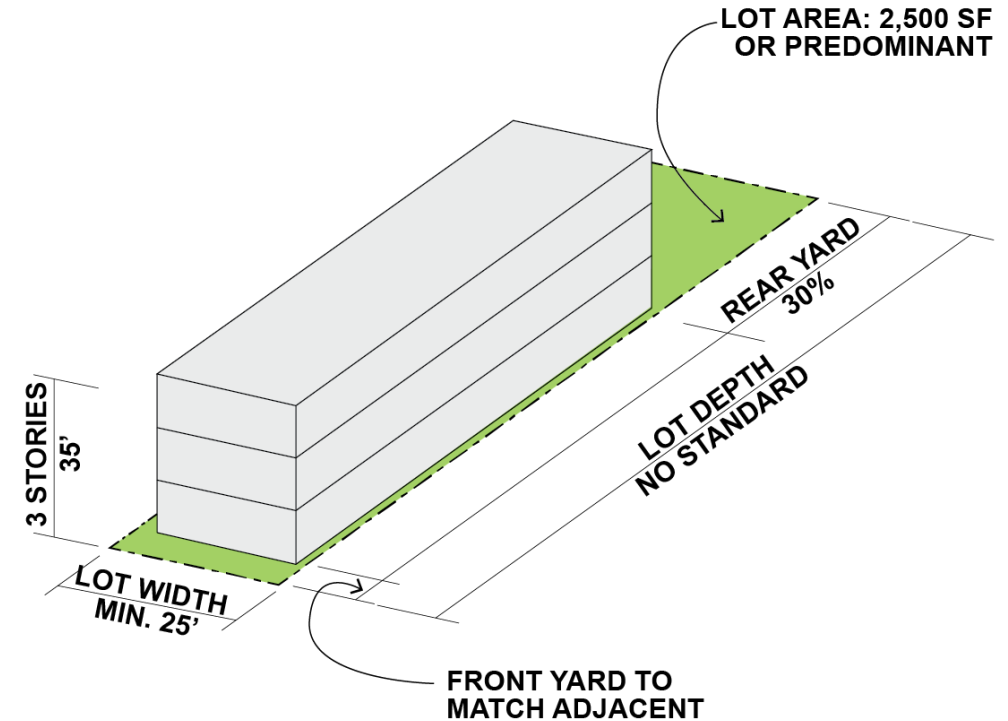
- ROZ, Restaurant Overlay Zone
 - Adding McGinley Square
- RH-1, Residential Housing 1 District
 - Formerly R-1A, R-1F, and adding portions of R-1
- RH-2, Residential Housing 2 District
 - Formerly R-1 Areas in an Historic District overlay and adding some other portions of R-1
- R-2, Residential Multi-Family Attached Housing District
 - Formerly R-1W, Webster Ave Residential district
- RC-3, Residential Commercial 3 District
 - Adding portions of R-1 along Baldwin Ave
- NC-1, Neighborhood Commercial 1 District
 - Renaming NC as NC-1 and adding a portion of Communipaw Avenue currently C/A and a portion of Montgomery St currently R-1.
- NC-2, Neighborhood Commercial 2 District
 - Creating new Gateway zoning. Proposed for portions of C/A along Communipaw Ave
- NC-3, Neighborhood Commercial 3 District
 - Combining the former CBD and O/R districts into one zone.
- I, Industrial District
 - Adding a small portion of existing rail to this district which is currently zoned O/R.

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Highlighted R-1 Changes:

- Removed height table
 - Height limited to 35 feet regardless of pitch or floor to ceiling heights
 - Removed floor to ceiling height requirements.
- 30% rear yard across board (no sliding scale back yard)
- Lot coverage lowered to 75% (down from 85%)
- Density Standard added 42 units/acre (2 units on 2,500 sf lot)
- Allows for the following conditional uses:
 - Adaptive reuse of garage into a 3rd unit
 - Extra density for rehabilitation of historic structures
 - Surface parking lots with public parking for EV's



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NEW REQUIREMENTS AND STANDARDS – FRONT FACADES / FRONT YARD

- Match floor height of either neighbor's entry level
- Design standards for porches, windows
- Maximum Front yard coverage



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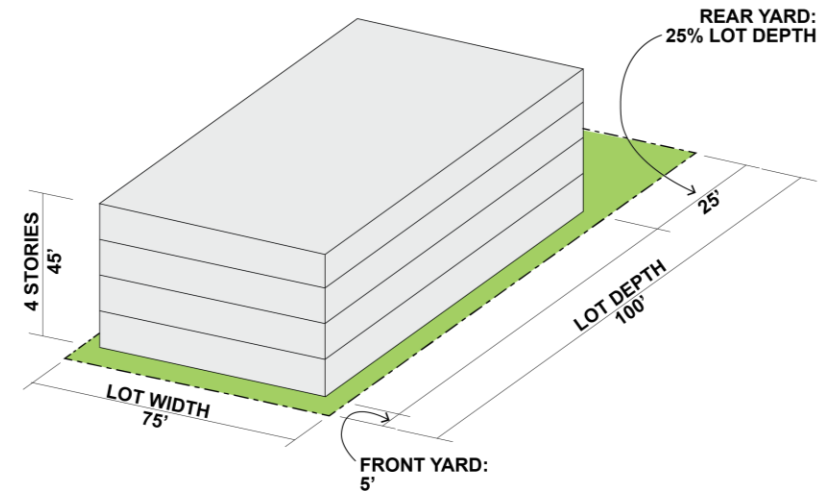
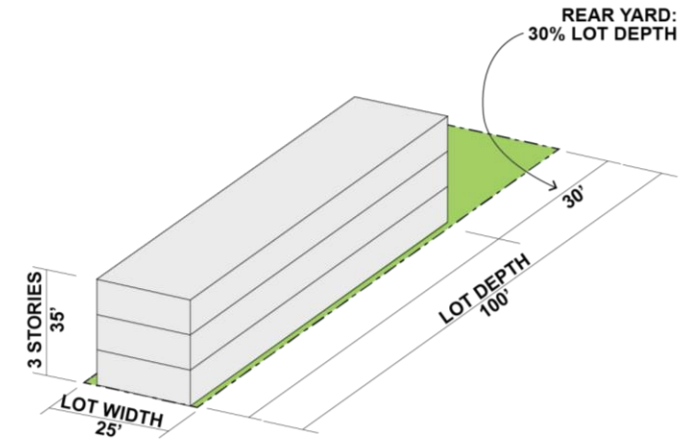
MASTER PLAN IMPLEMENTATION

Four Story Buildings on Large Lots

- Staff studied Apartment buildings by lot size in R-1 and found the following:
 - The median apartment building is 3 stories, has 6 units, a 33-foot lot width and is around 3,200 square feet in area.

All R-1 Areas	Median					
	Lot Width	Units	Stories	Lot Depth	Lot Area Sq. Feet	Density DU/AC
4 or less unit buildings (class 2)	25	2	2	100	2,500	34
Apartment (class 4c)	32.5	6	3	100	3,234	104

- These numbers change for larger lots:
 - On lots 5,000 sf or more, the average apartment building is:
 - 4 stories
 - has 17 to 28 units
 - density at 110 to 135 units per acre
 - and a lot area between 6,000 and 9,500 square feet.
- Proposed Zoning allows for 4 story buildings on lots 7,500 square feet or more





Four Story Buildings on Large Lots



Four Story Buildings on Large Lots



Four Story Buildings on Large Lots

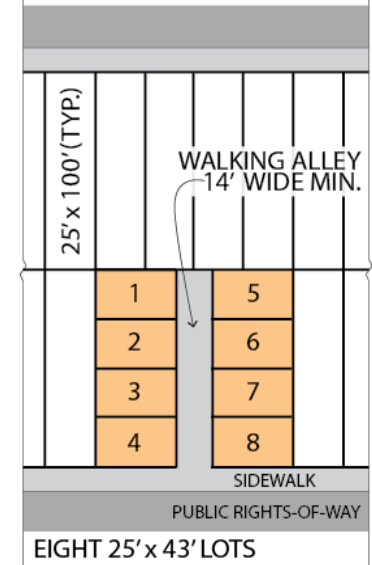
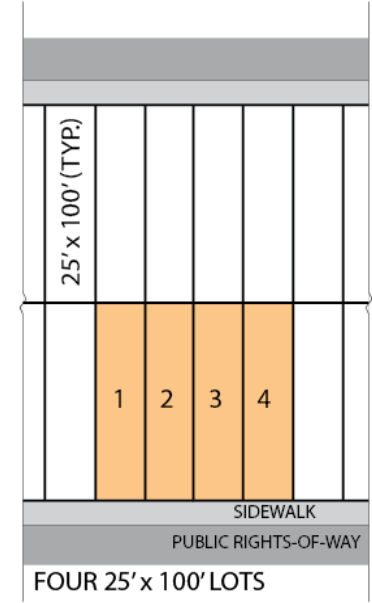
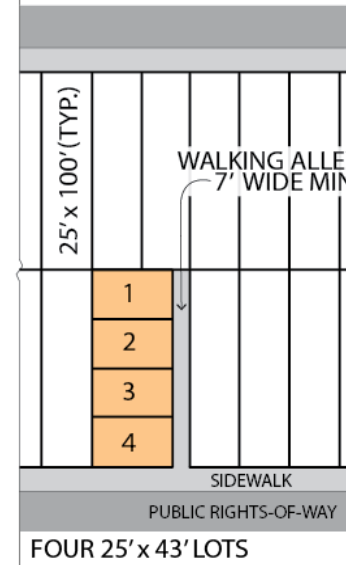
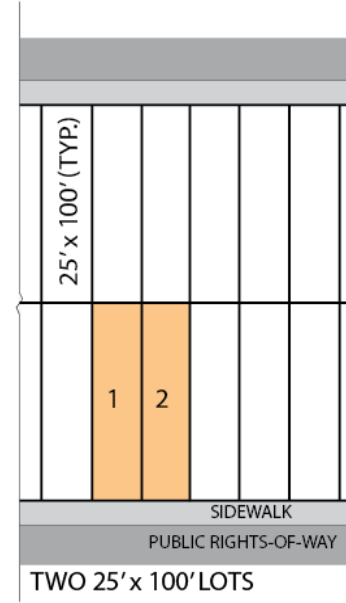
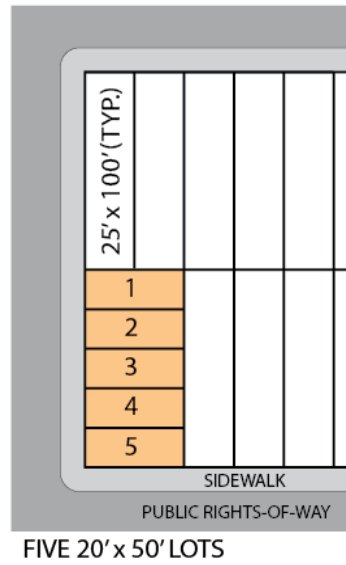
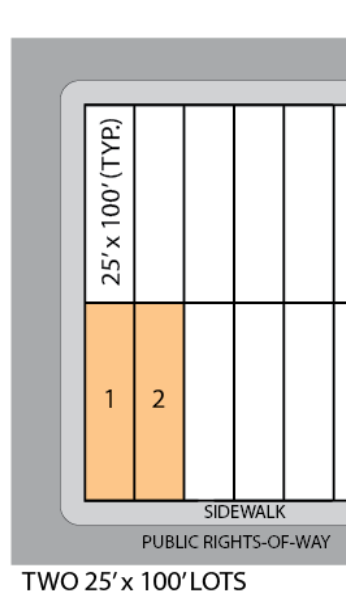
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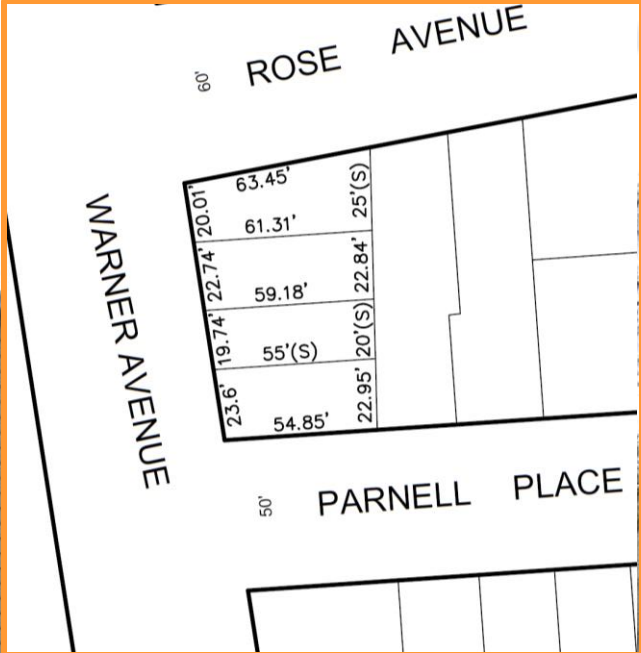
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SMALL LOT SUBDIVISIONS

AKA Townhouse Lot Subdivision

Purpose: to create a variety of housing for lots 5,000 or more

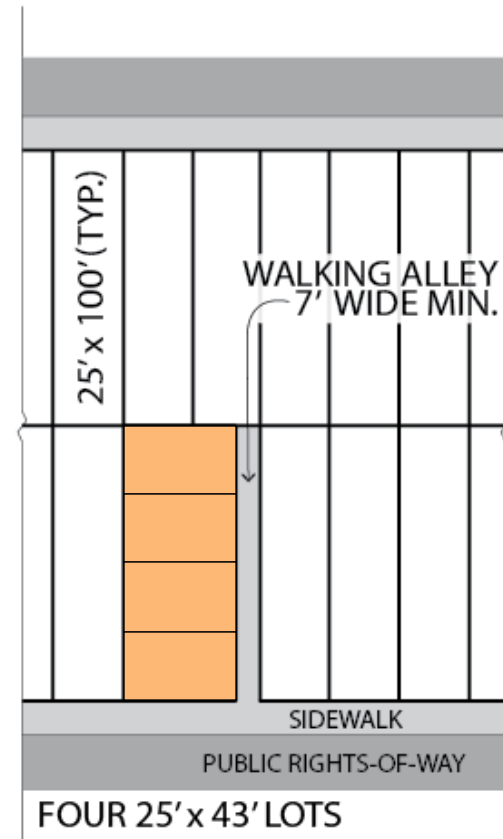




Townhouse Lot Subdivision



Townhouse Lot Subdivision



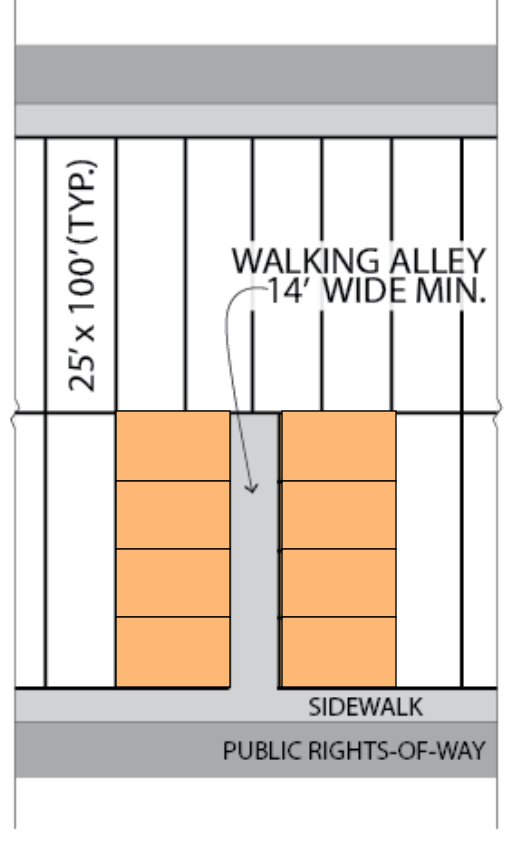
Townhouse Lot Subdivision

Interior Lots



Hoboken

RIGHT LANE
CLOSED
1500 FT



Townhouse Lot Subdivision
Interior Lots



Townhouse Lot Subdivision

Inspiration/Examples



Townhouse Lot Subdivision

Inspiration/Examples

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➤ **Garage Commercial** – Not proposed. Outcome of the 2022 community meetings.

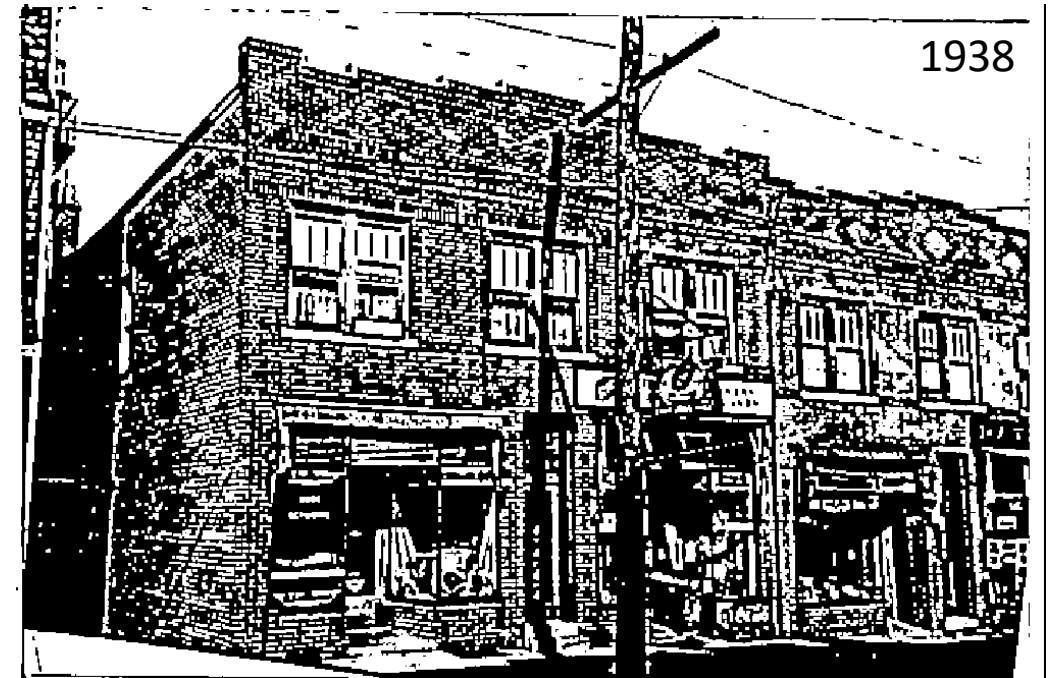
➤ **Preexisting / Historic Commercial**

Proposed Language:

First floor commercial provided, that the commercial unit(s) existed in the 1930's Tax Assessor's photo and that the original storefront character including window configuration be restored or maintained.

Existing Language (to be removed):

Conversions of first floor commercial to a single residential unit per commercial unit converted, in addition to and regardless of the number of existing residential units (Provided, however, that the original storefront character including window configuration shall be maintained or restored as per the 1938 Tax Assessor's photo).

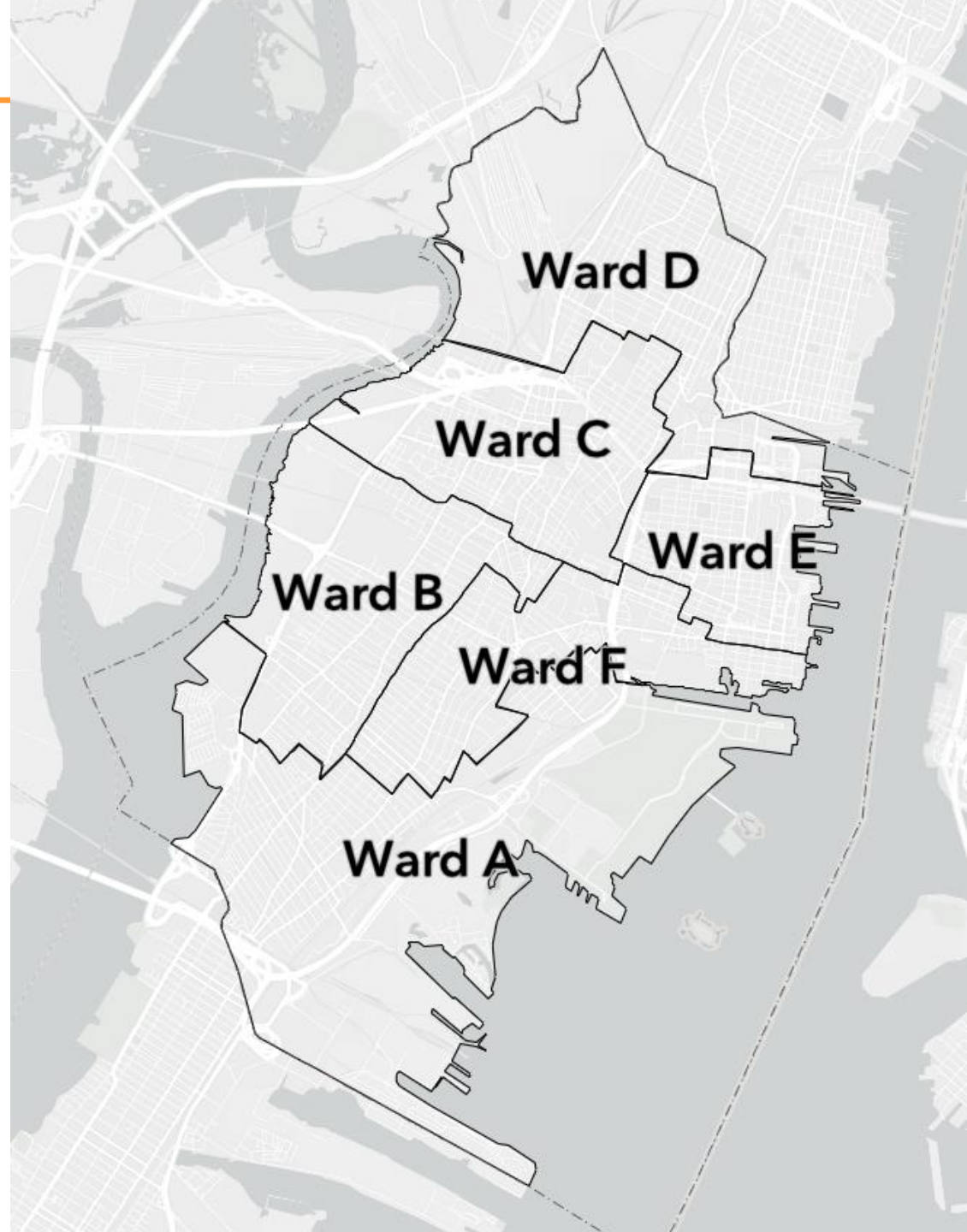


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Off-street parking requirements:

- **For interior lots in Ward C or Ward D:**
 - Off-street parking is prohibited on interior lots with a width less than twenty-six (26) feet unless off-street parking is predominant on the Blockfront.
 - For the purpose of calculating off-street parking, only lots with garages within the principal structure or lots where the driveway extends at least eighteen (18) feet beyond the building line are to be counted
 - The 2022 boundaries of Ward C and D as adopted shall apply.
- **For interior lots in all other Wards:**
 - Off-street parking is prohibited on interior lots with a width less than twenty-five (25) feet.



PHASE TWO

How to Review Draft Document



Sign on to City Planning
webpage: jerseycity.gov/planning

Master Plan Implementation

Phase 1 Adopted - Ordinance 22-084 (in effect as of 11/2/2022)

Phase 1 of Master Plan Implementation was adopted. While these amendments are still pending codification on the City's digital ordinance website this [Interim User Document for Ordinance 22-084](#) is available for general use.

Phase 2 Draft Zoning - Taking Public Comment

Phase 2 of Master Plan Implementation is in development. A [Community Meeting via Zoom is scheduled for February 1, 2023 at 6:30pm](#). Following the meeting draft zoning will be [published here](#). City Planning will be taking public comment from February through Mid-April.

CITY Open Data

Phase 2 OurJC Master Plan Implementation [Edit](#)

Information

Jersey City Master Plan was formally adopted in early 2022 and sets the land use framework and vision for the next 10 years. City Planning staff is now working on the implementation of the Master Plan.

Current Phase under development:

PHASE 2 - Focus on recommendations to the R-1 and NC Zones

- Focus on R-1 and NC Areas
- Youtube recording - R-1 Phase 2 Community Meeting - Ward F 9.22.2022

PHASE 2 - Communipaw Rezoning (NC zones)

Meeting #1 - 12/15/22 (see below for presentation materials, meeting recording and reference materials)

- Review recommendations of Master Plan
- 12/15/22 Presentation Slides
- 12/15/22 Meeting Recording
- Current NC Zoning
- Current CA Zoning
- Land Use Element - Master Plan

To view documents related to Phase 2, see the attachments below.

Past Phases:

PHASE 1 - Corrective Zoning (This work is before City Council in September 2022)

- Phase 1 - Corrective Zoning
- Presentation to Planning Board
- Corrective Zoning adjustment map
- Ordinance #22-084

To view the final documents and presentations of the OurJC Master Plan, please follow this link the City's official Master Plan webpage

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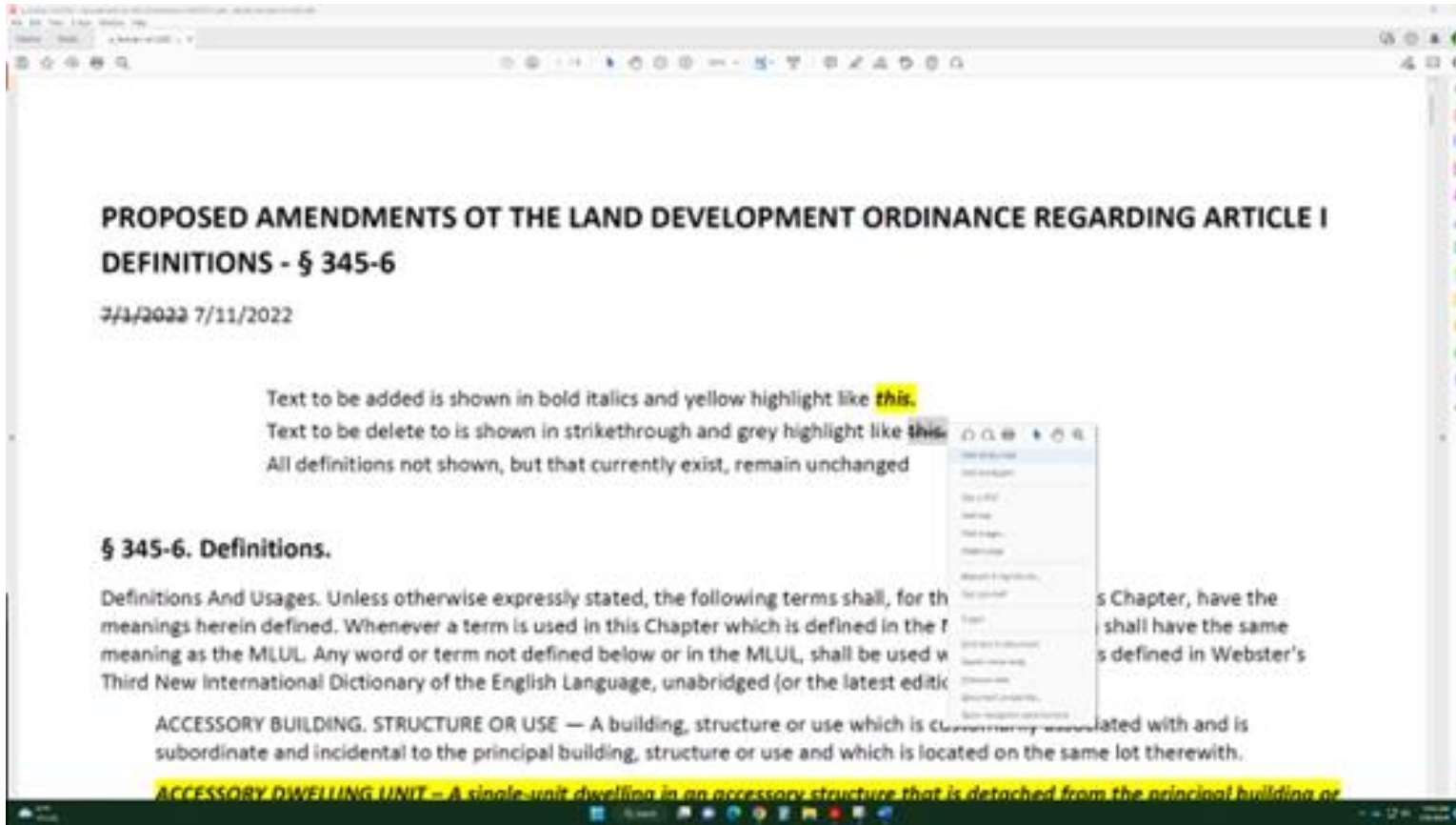
Attachments

Click to collapse

- Phase 2 Community Mtg Presentation Heights - OurJC Implementation.pdf
- R-1 Handout - Phase 2 Implementation - 20220906.pdf

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MASTER PLAN IMPLEMENTATION



- You can make sticky notes comments for yourself on the pdf directly
- All comments should be emailed to mward@icnj.org and/or tanyam@icnj.org in the following format provide page number and section number.

"Page 13. Section 345-6 Definitions What does 'Accessory Dwelling Unit' mean?"



THANK YOU FOR ATTENDING

Image courtesy of: Paul Martin for Surati for Performing Arts

Q&A



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