

Text to be added is shown in bold italics ***like this***

Text to be deleted is shown in strikethrough ~~like this~~

Text amended is also shown in yellow highlight **like this** for ease of identification.

## VII. Specific District Land Use Regulations

### A. Permitted Principal Uses

Permitted Principal Uses shall be as follows for all zones except as noted below:

1. Work/Live Unit or Work/Live Artist Studio
2. Artist Work-Only Studio
3. Art Gallery
4. Hotel
5. Retail and Restaurant, only as provided by the following terms, as the Jersey City Land Development Ordinance: Retail Sales; Retail Services; Restaurant, Category 1; Restaurant, Category 2, Specialty Grocery Store not to exceed 30,000 s.f.
6. Manufacture, assembly, and/or repair of artifacts, including, but not limited to: art, crafts, and stage sets or scenery. This use shall be restricted to 20,000

square feet per tax block. The areas available for these uses are limited to the building interior only.

7. Civic Space.
8. Theaters: Movie, stage or mull-purpose facilities.
9. Offices: A limited amount of office uses per building shall be permitted. The amount of office space permitted in any single property shall not exceed 50% of the gross floor area of such building and shall not be permitted on the ground floor.
10. Personal health, recreation, or improvement services or instruction, such as a gym, yoga or Pilates studio, alternative therapy center, or dance or music instruction space, but excluding medical offices.
11. Bar

12. Museum
13. Nightclub or cabaret for all properties except the Powerhouse building in tax block 11609).
14. The 100'x100' parcel at the northeast corner of tax lot 1 within block 11611 shall be permitted PATH system power or switching station equipment.
15. Mixed Uses: Mixed uses of any of the above permitted principal uses shall be permitted. Similar uses within any building shall be clustered and if necessary, shall be separated by sound barriers in floors and walls wherever potentially conflicting uses are adjacent.
16. Shared usage of the parking structure by all tenants and residents of the PAD may be arranged by the redeveloper with Planning Board approval. Parking spaces shall be provided for users and visitors of the district only.
17. Residential uses, limited to the High Rise, Arts Theater Residence Overlay and Powerhouse Arts Residence Districts, and Block 11611, Lot 1 (f/k/a Block 107, Lot B) 335-341 Washington Street, Jersey City, NJ, of the Rehabilitation Zone with building rehabilitation as required within this plan.
18. Self storage facilities as an adaptive reuse of an existing building limited to Block 11503, Lot 1 (f/k/a Block 142, Lot A), 133 Second Street, Jersey City (also known as 142-144 First Street, Jersey City) provided such self storage facilities are in combination with at least three separate corner-oriented first floor commercial spaces and that the total area of all such first floor commercial space is at least 12 percent of the gross floor area of the first floor of the entire building. Provided further that 30 percent of the linear ground floor street frontage of the building shall be commercial space, exclusive of ground floor street frontage necessary for building support services, such as lobbies, garage entrances, utilities and loading areas. For the purposes of this section, commercial space may consist of art galleries, retail sales and services, restaurants, personal health, recreation, or improvement services or instruction, and bars all as otherwise permitted in the Rehabilitation subdistrict.
19. Dormitories, limited to the Rehabilitation Zone. A dormitory shall be defined as a building or portion of a building providing sleeping and living accommodations with sanitary and general living facilities designed and accommodate students of a university or college.

## **20. Educational Uses**