<table>
<thead>
<tr>
<th>LENSES</th>
<th>GOALS</th>
<th>RECOMMENDATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONNECTIVITY + MOBILITY</td>
<td>Decrease Automobile Dependency</td>
<td>Expand alternative modes of transportation</td>
</tr>
<tr>
<td></td>
<td>Prioritize Connectivity Between Neighborhoods</td>
<td>Invest in placemaking at transit nodes</td>
</tr>
<tr>
<td></td>
<td>Pursue Strategic Regional Connections</td>
<td>Recommendation to enhance pedestrian and bicycle safety</td>
</tr>
<tr>
<td>ECONOMIC OPPORTUNITY</td>
<td>Promote the Development of a Diversified Economy</td>
<td>Improve connections between parks, open spaces + community facilities</td>
</tr>
<tr>
<td></td>
<td>Establish 15-Minute Cities at Neighborhood Cores</td>
<td>Establish city-wide greenway network</td>
</tr>
<tr>
<td></td>
<td>Embed Flexibility to Allow Retail + Office to Adapt</td>
<td>Reclaim infrastructure to fill gaps</td>
</tr>
<tr>
<td>SOCIAL EQUITY</td>
<td>Prioritize Reinvestment in Socially Vulnerable Communities</td>
<td>Develop bus rapid transit (BRT) network with region-wide linkages</td>
</tr>
<tr>
<td></td>
<td>Increase Flexibility of Programmable Space</td>
<td>Continue advocacy for investment in regional greenways</td>
</tr>
<tr>
<td></td>
<td>Accommodate Population Growth + Changing Needs</td>
<td>Plan for the expansion of water transit systems</td>
</tr>
<tr>
<td>CLIMATE RESILIENCY</td>
<td>Mitigate Impacts of Climate Change</td>
<td>Create a balanced housing supply</td>
</tr>
<tr>
<td></td>
<td>Adapt the City for Increased Resilience</td>
<td>Close infrastructure gaps in underserved neighborhoods</td>
</tr>
<tr>
<td></td>
<td>Plan for Sustainability</td>
<td>Expand access to city programs for low-income households</td>
</tr>
</tbody>
</table>

- Enhance economic opportunities along regional corridors
- Recognize + promote richness of historic assets
- Increase walkability in large-footprint retail districts
- Use crowd-sourced data to "truth" capital project needs and priorities
- Re-examine zoning to strengthen resiliency within private property
- Partner regionally to coordinate infrastructure investment
- Improve carbon capture and reduce heat island effect throughout the city
# Master Plan – Lenses / Goals / Recommendation Framework

## Economic Opportunity

**Promote the Development of a Diversified Economy**

**Establish 15-Minute Cities at Neighborhood Cores**

### Connect + Mobile

<table>
<thead>
<tr>
<th>Lens</th>
<th>Goal</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Create a balanced housing supply</td>
<td>Close infrastructure gaps in underserved neighborhoods</td>
<td>Expand access to city programs for low-income households</td>
</tr>
<tr>
<td>Implement infrastructure upgrade + maintenance plan</td>
<td>Expand green infrastructure + stormwater management in city-owned spaces</td>
<td>Re-examine zoning to strengthen resiliency within private property</td>
</tr>
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</table>

### Social Equity

<table>
<thead>
<tr>
<th>Lens</th>
<th>Goal</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adapting open spaces to be multipurpose in design</td>
<td>Expand parks’ role beyond recreation</td>
<td>Diversity permitted uses to increase site programming</td>
</tr>
<tr>
<td>Strengthen localized access to essential services</td>
<td>Celebrate + beautify public realm</td>
<td>Recognize + promote richness of historic assets</td>
</tr>
<tr>
<td>Redevelop + establish the grid</td>
<td>Repurpose + reuse existing structures</td>
<td>Increase walkability in large-footprint retail districts</td>
</tr>
</tbody>
</table>

### Climate Resiliency

<table>
<thead>
<tr>
<th>Lens</th>
<th>Goal</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retrofit community facilities as resiliency hubs</td>
<td>Retrofit the existing building stock in vulnerable areas</td>
<td>Partner regionally to coordinate infrastructure investment</td>
</tr>
<tr>
<td>Demonstrate municipal leadership in production and use of renewable energy</td>
<td>Expand and create training programs to ensure a diverse, skilled, clean energy work force</td>
<td>Improve carbon capture and reduce heat island effect throughout the city</td>
</tr>
</tbody>
</table>
### MASTER PLAN – LENSES / GOALS / RECOMMENDATION FRAMEWORK

<table>
<thead>
<tr>
<th>LENSES</th>
<th>ECONOMIC OPPORTUNITY</th>
<th>SOCIAL EQUITY</th>
<th>CLIMATE RESILIENCY</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONNECT + MOBILITY</td>
<td></td>
<td></td>
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<tr>
<td>ECONOMIC OPPORTUNITY</td>
<td>Promote the Development of a Diversified Economy</td>
<td>Prioritize Reinvestment in Socially Vulnerable Communities</td>
<td>Mitigate Impacts of Climate Change</td>
</tr>
<tr>
<td>SOCIAL EQUITY</td>
<td>Establish 15-Minute Cities at Neighborhood Cores</td>
<td>Increase Flexibility of Programmable Space</td>
<td>Adapt the City for Increased Resilience</td>
</tr>
<tr>
<td>CLIMATE RESILIENCY</td>
<td></td>
<td>Accommodate Population Growth + Changing Needs</td>
<td>Plan for Sustainability</td>
</tr>
</tbody>
</table>

| Recommendation to enhance pedestrian and bicycle safety |
| Reclaim infrastructure to fill gaps |
| Plan for the expansion of water transit systems |
| Enhance economic opportunities along regional corridors |
| Recognize + promote richness of historic assets |
| Increase walkability in large-footprint retail districts |
| Expand access to city programs for low-income households |
| Diversity permitted uses to increase site programming |
| Use crowd-sourced data to “truth” capital project needs and priorities |
**Master Plan – Lenses / Goals / Recommendation Framework**

### Economic Opportunity
- **Promote the Development of a Diversified Economy**
- **Establish 15-Minute Cities at Neighborhood Cores**

### Social Equity
- **Prioritize Reinvestment in Socially Vulnerable Communities**
- **Increase Flexibility of Programmable Space**
- **Accommodate Population Growth + Changing Needs**

### Connectivity + Mobility
- **Decrease Automobile Dependency**
- **Prioritize Connectivity Between Neighborhoods**

**Recommendations:**
- Enhance pedestrian and bicycle safety
- Reclaim infrastructure to fill gaps
- Plan for the expansion of water transit systems
- Enhance economic opportunities along regional corridors
- Recognize + promote richness of historic assets
- Increase walkability in large-footprint retail districts
- Expand access to city programs for low-income households
- Diversity permitted uses to increase site programming
- Use crowd-sourced data to “truth” capital project needs and priorities
- Re-examine zoning to strengthen resiliency within private property
- Partner regionally to coordinate infrastructure investment
- Improve carbon capture and reduce heat island effect throughout the city
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 studying these recommendations and will be bringing them to Planning Board in groups or phases
PHASE 1 includes:
• AMENDMENTS TO:
  • Article I. 345-6 Definitions
  • Article III. 345-16 When Site Plan is Required
  • Boundary adjustments to Zoning Map

• FULLY AMENDED AND RESTATED:
  • Article V. Zoning and Design Standards
    • New, updated, or renamed Zones
    • Reorganized Article
    • Affordable Housing Overlay

PHASE 2 (To Start This Fall)
• Make corrections to R2/R3 - and add some areas to R2 that do not conform with R1
• Correct many issues that have been brought up about R-1
• Rezone Commercial Automotive and Route 139
**PHASE 1 OUTREACH**

- Community Walking Tours
  - Old Bergen Ave & Danforth Ave
  - Mallory Ave
  - Upper JFK Blvd and Summit Ave
- Email notice to community association leaders
  - Riverview Neighborhood Association
  - Hamilton Park Neighborhood Association
  - Village Neighborhood Association
  - Sgt. Anthony's Neighborhood Association
1920 Jersey City Development Plan

"Most large cities are evolved through the consolidation of a number of smaller communities more or less widely separated, resulting in the connection of these outlying districts by main arteries of travel, thus often creating several distinct community centers, where business and social life is concentrated. This has been the case in Jersey City."
PHASE 1 – CORRECTIVE ZONING
PHASE 1 – CORRECTIVE ZONING

1971 Zoning Map

Greenville
Mallory Av
The Heights
PHASE 1 – CORRECTIVE ZONING

1963 Use District Map

1966 Comprehensive Master Plan
Existing Land Use

1986 Zoning Map

SUMMIT AVE
PHASE 1 – CORRECTIVE ZONING

FERRIS TRIANGLE

Impact of R-1 zoning
PHASE 1 – CORRECTIVE ZONING

OLD BERGEN RD

1937

1975

Present
IMPLEMENTATION – CORRECTIVE ZONING ADJUSTMENTS

Corrective Zoning Adjustments
City of Jersey City Zoning Map

Boundary Adjustments
- R-3 (Consists of Former R-1 Parcels)
- RC-1 (New Zone, Consists of Former R-1 & C Parcels)
- RC-2 (Consists of Former R2-0 & R-1 Parcels)
- RC-3 (Consists of Former R-1 Parcels Only)
- P/O (Consists of Former R-1 & R-4 Parcels)

Existing Zone Boundaries
- R-3
- RC-2 (Formerly R3-0)
- RC-3 (Formerly R-5)
- P/O

Locations:
- Upper JFK & Summit Av
- Congress & Franklin
- Lower Palisade Av
- Mallory Av
- West Side Av & Sterling Av
- Lower JFK & Old Bergen Rd
- Pavonia & 9th St
IMPLEMENTATION – RC-1 Areas

- RC-1 is a new zone being applied to portions of Mallory Ave, Danforth Ave, Old Bergen Ave, Franklin Ave, Summit Ave, and Sterling Ave
- 3- & 4-story mix use zone that allows for ground floor residential at 65 du/ac
- 4 story buildings are only permitted on corners

- Bulk matches the prevailing context and allows for small lots which are more prevalent along Mallory Ave and Old Bergen Ave.
- Good for small businesses
- Good for housing abundance
- Parking is encouraged on corner lots

Mallory Ave  Franklin Ave  Sterling Ave
## IMPLEMENTATION – RC-1 Areas

### EXISTING CONDITIONS ANALYSIS : RC-1 CORRIDORS

<table>
<thead>
<tr>
<th>CORRIDOR*</th>
<th>AVERAGE LOT AREA (SF)</th>
<th>AVERAGE LOT WIDTH (FT)</th>
<th>AVERAGE LOT DEPTH (FT)</th>
<th>AVERAGE DENSITY (DU/AC)</th>
<th>MOST DENSE BUILDING (DU/AC)</th>
<th>AVERAGE UNITS PER BUILDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>MALLORY AVE</td>
<td>2,200</td>
<td>25</td>
<td>85</td>
<td>50</td>
<td>163</td>
<td>2</td>
</tr>
<tr>
<td>DANFORTH AV / OLD BERGEN</td>
<td>2,953</td>
<td>34</td>
<td>91</td>
<td>44</td>
<td>179</td>
<td>3</td>
</tr>
<tr>
<td>FRANKLIN AVE</td>
<td>2,474</td>
<td>31</td>
<td>72</td>
<td>72</td>
<td>203</td>
<td>4</td>
</tr>
<tr>
<td>SUMMIT AVE</td>
<td>2,872</td>
<td>30</td>
<td>93</td>
<td>67</td>
<td>214</td>
<td>3</td>
</tr>
<tr>
<td>STERLING AVE</td>
<td>2,502</td>
<td>32</td>
<td>82</td>
<td>51</td>
<td>97</td>
<td>3</td>
</tr>
</tbody>
</table>

* Controlling for vacant lots and lots without residential
A. Purpose.

1. The purpose of this district is to recognize the existence and importance of the historic mixed use, neighborhood business districts through the City. The purpose of this zoning is to promote the historical pattern along these corridors and continue to permit a mix of uses consistent with neighborhood centers.

B. Permitted principal uses are as follows:

1. Ground floor and upper floors:
   a. Residential and/or live/work.
      i. For lots that are less than 50 feet in width:
         1. Permitted on all floors.
      ii. For lots that are 50 feet or greater in width:
         1. Permitted above ground floor.
         2. Residential uses are permitted on the ground floor, provided that ground floor residential uses are located 25 linear feet from any lot line fronting on a right-of-way. Ground floor residential uses must be situated behind an active storefront use that includes, but is not limited to, retail, building lobbies, art galleries, and offices. For corner lots, residential uses may be within 25 linear feet from a front lot line considered a “side street” so long as active storefront use is proposed along the “main street”.
      3. Live/work uses permitted on the ground floor, provided that they have a dedicated entrance from the right-of-way.
   b. Art galleries;
   c. Health clubs;
   d. Offices;
   e. Theaters and museums;
   f. Education facilities, public and private;
   g. Child day care centers;
   h. Adult day care centers;
   i. Medical offices.

2. Ground floor only:
   a. Retail sales of goods and services.
   b. Financial institutions without drive-thru facilities.
   c. Restaurants, category one and two.

6. Height:
   a. Maximum building height:
      i. Corner lots: Four stories, forty-five (45) feet
      ii. All other lots: Three stories, thirty-five (35) feet

D. Bulk standards:

1. All existing lots of record at the time of adoption of the ordinance from which this section derived are considered conforming.

2. Minimum lot size: 2,000 square feet.
   a. Minimum lot width: 25 feet.
   b. Minimum lot depth: No standard.


4. Setback standards:
   a. Front yard setback: None.
   b. Minimum side yard: None; except where existing adjacent building has windows less than three feet from the side lot line then three feet required starting from one foot in front of the first window to the rear building line.
   c. Minimum rear yard: 15% of the lot depth at the ground floor and 30% of lot depth for all floors above.

5. Coverage standard:
   a. Maximum lot coverage: 90%
   b. Maximum building coverage: 85%

E. Parking standards:

5. Parking is permitted on lots that are twenty-five (25) feet wide or greater, and parking is required for new construction on lots seventy-five (75) feet wide and greater subject to the following requirements: A minimum of 0.3 spaces per bedroom. For the purpose of calculating this standard, studio units shall be counted as one bedroom. For example, in a five-unit structure with fifteen bedrooms a minimum of five (5) spaces are required (15 * 0.3 = 4.5 which rounds to 5 spaces).
**IMPLEMENTATION – RC-2 Areas**

- RC-2 was formerly the R-2D district which was only applied to Palisade Avenue north of Reservoir.
- Now proposed to be applied to segments of Kennedy Blvd, Congress St, Palisade Avenue, West Side Ave, Ocean Ave
- 4- & 5-story mix use zone that allows for ground floor residential at 75 du/ac

- 5-story buildings permitted on wider lots
- Bulk matches the prevailing context
- Good for small businesses
- Good for housing abundance
- Parking is encouraged on wider lots and kicks in a ground floor commercial requirement
## IMPLEMENTATION – RC-2 Areas

### EXISTING CONDITIONS ANALYSIS : RC-2 CORRIDORS

<table>
<thead>
<tr>
<th>CORRIDOR*</th>
<th>AVERAGE LOT AREA (SF)</th>
<th>AVERAGE LOT WIDTH (FT)</th>
<th>AVERAGE LOT DEPTH (FT)</th>
<th>AVERAGE DENSITY (DU/AC)</th>
<th>MOST DENSE BUILDING (DU/AC)</th>
<th>AVERAGE UNIT PER BUILDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>KENNEDY BLVD NORTH</td>
<td>2,486</td>
<td>31</td>
<td>84</td>
<td>44</td>
<td>259</td>
<td>4</td>
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<tr>
<td>KENNEDY BLVD SOUTH</td>
<td>3,376</td>
<td>38</td>
<td>89</td>
<td>62</td>
<td>231</td>
<td>6</td>
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<tr>
<td>WEST SIDE AVENUE</td>
<td>8,176</td>
<td>82</td>
<td>93</td>
<td>28</td>
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<td>5</td>
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<td>CONGRESS</td>
<td>2,054</td>
<td>38</td>
<td>54</td>
<td>41</td>
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<tr>
<td>OCEAN AVENUE</td>
<td>1,929</td>
<td>32</td>
<td>68</td>
<td>40</td>
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<tr>
<td>PALISADE AVENUE SOUTH</td>
<td>2,631</td>
<td>25</td>
<td>100</td>
<td>52</td>
<td>188</td>
<td>3</td>
</tr>
</tbody>
</table>

* Controlling for vacant lots and lots without residential
IMPLEMENTATION – RC-3 Areas

- RC-3 added along Pavonia and 9th Street east of Enos Jones Park
- RC-3 is renamed version of R-5. There are few clean ups to the R-5 language.
- Bulk matches the prevailing context
- Good for small businesses & housing abundance
- Parking is encouraged on wider lots and kicks in a ground floor commercial requirement

EXISTING CONDITIONS ANALYSIS : RC-3 AREA

<table>
<thead>
<tr>
<th>CORRIDOR*</th>
<th>AVERAGE LOT AREA (SF)</th>
<th>AVERAGE LOT WIDTH (FT)</th>
<th>AVERAGE LOT DEPTH (FT)</th>
<th>AVERAGE DENSITY (DU/AC)</th>
<th>MOST DENSE BUILDING (DU/AC)</th>
<th>AVERAGE UNITS PER BUILDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAVONIA AVE / 9th ST</td>
<td>2,074</td>
<td>23</td>
<td>93</td>
<td>64</td>
<td>139</td>
<td>3</td>
</tr>
</tbody>
</table>

Pavonia Ave
Brunswick St
9th Street
### IMPLEMENTATION – R-3 Areas

#### EXISTING CONDITIONS ANALYSIS : R-3 AREAS

<table>
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<tr>
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<th>AVERAGE LOT AREA (SF)</th>
<th>AVERAGE LOT WIDTH (FT)</th>
<th>AVERAGE LOT DEPTH (FT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BROADWAY / FAYETTE AV / GILES ST</td>
<td>7,431</td>
<td>45</td>
<td>96</td>
</tr>
<tr>
<td>MORTON PL / ORIENT AV Aka West Side Station</td>
<td>9,318</td>
<td>59</td>
<td>127</td>
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</tbody>
</table>
IMPLEMENTATION – R-3 Areas

Broadway Aerial – R-3
IMPLEMENTATION – R-3 Areas

West Side Aerial – R-3

Current Zoning Map

Corrective Zoning Map

Proposed Zoning Map

Boundary Adjustments
R-3 (Consists of Former R-1 Parcels)
MASTER PLAN CONSISTENCY – RC-1, RC-2, RC-3 and R-3

• The amendments to the Zoning Map and creation and/or expansion of RC-1, RC-2, RC-3, R-3 in Article V of the LDO are consistent with the OUR JC Master Plan.
• This map shows Kennedy; Summit; Pavonia; Ocean; Mallory; Franklin
• Small Vision Areas called out Palisade Avenue and West Side Avenue

Small-scale Neighborhood Centers:
Small-scale Neighborhood Centers should consider development densities up to 5 stories, and mixed-use should be a required rather than an option. These centers should support street level retail, in addition to affordable and market-rate apartments and office uses above. Industrial uses should not be permitted in these zones.

Residents have expressed the need for retail uses that serve everyday needs such as grocers, restaurants, cafes, convenience retail, financial services, and dry cleaners/laundromats. Allowing these small-scale neighborhood retail uses (and in the case of grocery stores, potentially larger footprints) in more locations will help to reinforce Jersey City’s residential neighborhoods by providing shopping and services within walking distance, increasing pedestrian activity and opportunities for social interaction, and adding to the vitality of the neighborhood.
Master Plan Consistency

• The amendments to the Zoning Map and creation and/or expansion of RC-1, RC-2, RC-3, R-3 in Article V of the LDO are consistent with the OUR JC Master Plan.

• This map show recommendations along Old Bergen / Danforth; Broadway; West Side station; Ocean; Congress; upper Kennedy which are encompassed in the Phase 1 implementation.

For both the neighborhood centers and transit nodes, the approach to density should be contextual, building on the established neighborhood scale to support local businesses and/or transit ridership through critical mass. For neighborhood centers, density should be focused around a public open space or mixed-use corridor, while for transit nodes, it should be focused around the HBLR station itself.

Chapter 5: Zoning Issues and Recommendations, pgs 162-163
MASTER PLAN CONSISTENCY – PARKS / OPEN SPACE

OTHER ZONING MAP CHANGES:
• Adding Bergen Arches and Sgt. Anthony's Park to Parks / Open Space District
• Lots are currently zoned R-1, R-4, Medical, & R-3

MASTER PLAN CONSISTENCY:
• This recommendation is made on Figure 104 of the Master Plan.
• Area proposed is enlarged to include all government owned lots and/or Green Acre parcels
Floor Amendments

- Remove portion of Morton Place and Ege from proposed R-3 (see below)
- Add language to RC-1, RC-2, and RC-3 that permits a minimum of two units on a lot – regardless of density
IMPLEMENTATION – PHASE 1

Article I. 345-6 Definitions
  • Focused on building line and lot lines/types - more on this later

Article III. 345-16 When Site Plan is Required
  • Revised thresholds for triggering site plan.
  • Proposed to lessen economic and timing burden for additions, smaller buildings, signs, storefronts, and other projects that are proposed WITHOUT variances.
  • Shifted temporary Covid-19 leasing banner standards to permanent standards.

Article V. Zoning and Design Standards - FULLY AMENDED & RESTATED:
  • New, updated, or renamed Zones
    • R-2, R-3, RC-1, RC-2, RC-3
  • Minor alterations
    • R-1 – 7 story conditional height removed
    • Adjusted commercial parking standards in many zones
  • Reorganized Districts
    • R-1 now listed under 345-41. R-1A, R-1F, and R-1W are listed under 345-40
    • Overlays all listed under 345-59
      • Including (NEW) Affordable Housing Overlay
  • 345-60 Supplementary Zoning
    • Updated encroachment and projection standards – related to building line
    • Created terrace standards – upon community request
IMPLEMENTATION – AFFORDABLE HOUSING OVERLAY

AFFORDABLE HOUSING OVERLAY

• Applies to all residential and residential mixed-use districts citywide.

• Purpose is to incentivize development of affordable housing by:
  • Permitting Planning board jurisdiction
  • Removing applicable Units Per Acre standards;
  • Instead, density regulated by building envelope; but,
  • Doesn’t change height, setbacks, coverage, bulk and other lot standards of the applicable zoning

• Uses IZO as framework:
  • Still 10% and 15% based on IZO Tier Map
  • Still Regulated UHAC and Chapter 188

• New specifics (not in IZO):
  • Added Unit Mix requirements – 2% 3bd’s and 30% max studios
  • Increased Canal Crossing RDP to 15%
  • Strengthened fractional affordable unit clause
    • Contributions range from $36k to $72k
    • For to Affordable Housing Trust Fund
**IMPLEMENTATION – AFFORDABLE HOUSING OVERLAY**

**R-3 ANALYSIS | DENSITY vs. BULK**

**ISSUE:** Disconnect between permitted heights and what building height the density yields.

**SOLUTION:** Affordable Housing Overlay which allows for density by "building envelope" which will create affordable housing and better utilize the existing permitted heights and bulk.

---

**A. 60'x100' Lot**

four stories yielded when eight stories is permitted.

![Diagram A](image1.png)

<table>
<thead>
<tr>
<th>Example A - 6,000 Square Foot Lot in R-3</th>
<th>R-3 Existing Standards</th>
<th>R-3 + Affordable Housing Bonus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Max. Height</td>
<td>8 stories</td>
<td>8 stories</td>
</tr>
<tr>
<td>Built Height Yielded</td>
<td>4 stories</td>
<td>8 stories</td>
</tr>
<tr>
<td>Permitted Density</td>
<td>60 du/ac</td>
<td>by bldg envelope</td>
</tr>
<tr>
<td>Units Yielded</td>
<td>8</td>
<td>24</td>
</tr>
<tr>
<td>Average Unit Size</td>
<td>2,750 sf if 8 stories</td>
<td>950 sf</td>
</tr>
<tr>
<td>Affordable Units (10% reg.)</td>
<td>0</td>
<td>2 (and 575k)</td>
</tr>
</tbody>
</table>

---

**B. 100'x100' Lot**

four stories yielded when eight stories is permitted.

![Diagram B](image2.png)

<table>
<thead>
<tr>
<th>Example B - 10,000 Square Foot Lot in R-3</th>
<th>R-3 Existing Standards</th>
<th>R-3 + Affordable Housing Bonus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Max. Height</td>
<td>8 stories</td>
<td>8 stories</td>
</tr>
<tr>
<td>Built Height Yielded</td>
<td>4 stories</td>
<td>8 stories</td>
</tr>
<tr>
<td>Permitted Density</td>
<td>85 du/ac</td>
<td>by bldg envelope</td>
</tr>
<tr>
<td>Units Yielded</td>
<td>20</td>
<td>45</td>
</tr>
<tr>
<td>Average Unit Size</td>
<td>2,170 sf if 8 stories</td>
<td>950 sf</td>
</tr>
<tr>
<td>Affordable Units (10% reg.)</td>
<td>0</td>
<td>5</td>
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</table>
# IMPLEMENTATION – 345-6 DEFINITIONS

<table>
<thead>
<tr>
<th>NEW DEFINITION (20)</th>
<th>MAJOR REVISION (10)</th>
<th>MINOR REVISION / CLARIFICATION (27)</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Accessory Dwelling Unit</td>
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<td>• Curb Cut</td>
</tr>
<tr>
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<tr>
<td>• Floor</td>
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</tr>
<tr>
<td>• Lot, Cap</td>
<td>• Yard, Front</td>
<td>• Lot Line, Front</td>
</tr>
<tr>
<td>• Lot, Flag</td>
<td></td>
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</tr>
<tr>
<td>• Lot, Whole Bock</td>
<td></td>
<td>• Lot Line, Side</td>
</tr>
<tr>
<td>• Lot Line Diagram</td>
<td></td>
<td>• Multi-Family Building</td>
</tr>
<tr>
<td>• Lot Type Diagram</td>
<td></td>
<td>• Porch</td>
</tr>
<tr>
<td>• Lot Width and Depth Diagram</td>
<td></td>
<td>• Setback, Required</td>
</tr>
<tr>
<td>• Projections</td>
<td></td>
<td>• Setback Line</td>
</tr>
<tr>
<td>• Rear Lot Point</td>
<td></td>
<td>• Street</td>
</tr>
<tr>
<td>• Rear Yard Diagram</td>
<td></td>
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MINOR REVISION / CLARIFICATION
- Agriculture, Commercial
- Agriculture, Community Gardening
- Attached Home
- Awning
- Building Envelope
- Building Footprint
- Canopy
- Change of Use

MINOR REVISION / CLARIFICATION
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IMPLEMENTATION – 345-6 DEFINITIONS

LOT TYPE DIAGRAM

A. Interior Lots
B. Corner Lots
C. Cap Lots
D. Flag Lots
E. Through Lots (parallel streets)
F. Through Lots (intersecting streets)

*walking alley frontage does not change lot designation unless the subject parcel was part of the major subdivision to create, extend or widen the walking alley.
A. Interior Lots - one front lot line, two sides lot lines, one rear lot line
B. Corner Lots - two front lot lines, two side lot lines, one rear lot line point
C. Cap Lots - three front lot lines, one side lot line, one rear lot point
D. Flag Lots - one front lot line, three side lot lines, one rear lot line
E. Through Lots (parallel streets) - two fronts lot lines, two sides lot lines
F. Through Lots (intersecting streets) - two fronts lot lines, two side lot lines, one rear lot point

*rear lot point not shown

* These lot dimensions are provided for demonstrative purposes only
IMPLEMENTATION – 345-6 DEFINITIONS

Established rear yards

Downtown Main Public Library
Excerpt:
**Morris Canal Redevelopment Plan (in effect since 1999)**
**Mixed Use – A Zone**

b. Minimum yards
   (1) Front Yard – shall be determined by prevailing setbacks, but no front yard shall exceed 10 feet.
   (2) Side Yards – 0 feet
   (3) Rear Yards – 15 feet, 0 feet for corner lots
Rear Yard Variance approved at 518 Jersey Ave under case H14-494 and Z15-005 (reso excerpt below)

6. The Jersey City Municipal Ordinance requires a minimum rear yard setback of thirty (30) feet. The parcel has zero (0) feet of setback which will remain unchanged by the Application Maintaining a thirty (30) foot setback and less than one hundred percent (100%) building coverage would create a hole or gap along Columbus Drive and would be aesthetically unpleasing and uncharacteristic for the subject area.
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PHASE 1. MASTER PLAN CONSISTENCY

Master Plan Consistency

• The amendments to 345-6 Definitions, 345-16 When Site Plan is Required, and fully amended and restated Article V are consistent with the OUR JC Master Plan.
PHASE 1

MORE INFO:
• Phase 1 - maps and text changes published on data portal under Case P22-103
  • https://data.jerseycitynj.gov/explore/dataset/p22-103-ldo-amendments-i-2022/information/

QUESTIONS:
• Email to tmarione@jcnj.org or mward@jcnj.org

THANK YOU
PHASE 1 IMPLEMENTATION
OUR JC MASTER PLAN

Image courtesy of: Paul Martin for Surati for Performing Arts