## CITY OF JERSEY CITY - ZONING TABLE OF BULK REQUIREMENTS

NEWPORT REDEVELOPMENT PLAN - "OFFICE COMMERCIAL"

Description:	Newport PATH Station Statistics					
	REQ'D/PERMITTED	EXISTING	PROPOSED SITE	PROPOSED TOTAL OC DISTRICT	STATUS	CODE
Principal Uses (OC District)	Offices, Retail sales of goods and services, public and semi public uses, restaurants, bars, and nightclubs, residential, etc	Offices, Retail sales of goods and services, public and semi public uses, restaurants, bars, and nightclubs, residential, etc	Retail, Business, Residential (2)	N/A	C	VII.A.3.a
Accessory Uses (OC District)	Parking, Open space, piers	Parking, Open space, piers	Open Space	N/A	С	VII.A.3.b
Density	200 (Total OC District)	125	441	143	С	N/A
Max Floor Area Ratio (within entire OC District)	12:1	5.1	9.6	5.5	С	VII.A.3.c.2
fin Improved Open Space (s.f., within entire OC district)	52,737	511,445	13,600	496,649	С	VII.A.3.c.3
Iin Improved Open Space (%, within entire OC district)	8.8% (SEE NOTE 4)	48%	33%	47%	С	VII.A.3.c.3
esidential Parking (space/unit)	0.5/unit	N/A	0/unit	N/A	V	VII.A.3.c.3
icycle Parking						VII.B
Residental	0.5/unit	N/A	0.5/unit	N/A	С	VII.B
Retail	N/A, no requirements when retail is < 6,000 sf	0	4	N/A	С	JC Ord 345-7
Office	1/25,0000 sf outdoor / 1/10,000 sf indoor	0	1/25,0000 sf outdoor / 1/10,000 sf indoor	N/A	С	JC Ord 345-7
iignage	Signs subject to site Plan approval. Signs shall be necessary, customary, and incidental to the various land uses within the area. Billboards are prohibited.	N/A	One (1) building mounted sign, customary, and incidental to the transit orientated land use	N/A	С	VII.C
Additional Site	Statistics	NOTE 1: Entire OC open space	ce, zoning area, and floor	areas are base	ed on best	
escription	YIELD	available data for all of the de	velopment lots within the	District. Best a	vailable	
otal OC District Statistics		data includes existing building				
otal OC Zoning Area (acres)	24.21	records.			•	
otal OC Zoning Area (sf, SEE NOTE 1)	1,054,742					
otal OC Floor Area (sf, SEE NOTE 1)	5,384,223	NOTE 2: Business use is gen	eral to allow for flexibility	and final use w	ill be	
otal OC Open Space (sf, SEE NOTE 1)	92,817	determined at a later date. Fi	-			
lewport PATH Station Statistics	<b>52</b> ,5 · ·	uses within OC Zone.		1- 7		
oning Area (Acres)	0.96					
oning Area (sf)	41,818					
uilding Floor Areas	11,010	NOTE 3: Building height is ba	sed upon top of curb elev	ations at the ce	enterline of	
Residential GFA (s.f.)	351 265	the building at Town Square Place and Washington Boulevard.				
Restaurant/Retail GFA (s.f.)	3,450	the banding at 10wil equale 1	lace and washington be	aicvara.		
Business GFA (s.f.)	45,260	NOTE 4: Open space require	ment is 5% for commercia	al properties and	d 10% for	
Total GFA		residental properites, District				
uilding	399,913	based on percentage of comm	,	•		
Coverage (s.f.)	24,650	, ,		, ,		
Height (ft) (3)	416.90	OC District. A 5% requiremen		•		
Height (stories)	40	requirement was applied to re	esiaentai only sites as wel	i as mixed use :	sites,	
	+0	such as the project site.				
o. of Dwelling Units	74					
Studios	71					
1-Bedroom	211					
2-Bedroom	141					
TOTAL Units:	423					
Abbreviations: C - Complies/Conforms to specified code GFA - Gross Floor Area RP - Newport Redevelopment Plan IC Ord - Jersey City Zoning Ordinance Chapter 345						