

AMENDED STANDARDS OF THE LAND DEVELOPMENT ORDINANCE, CHAPTER §345 OF THE MUNICIPAL CODE TO INCORPORATE UPDATES AND RECOMMENDATIONS AS PART OF PHASE TWO OF MASTER PLAN IMPLEMENTATION

Case P23-096 - ~~5/12/2023~~ 6/12/2023

>Text to be added is shown in yellow highlight like **this**

>Text to be removed is shown in strikethrough and gray highlight like ~~this~~

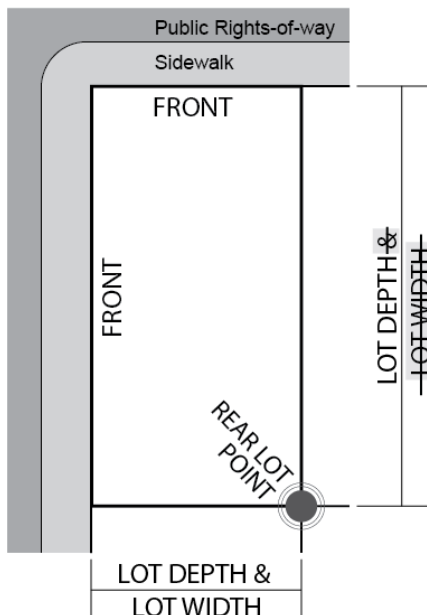
>Sections or clauses NOT to be changed are omitted or listed as **NO CHANGES**

>Editor Note are included to further clarify the amendments. They are not to be incorporated into the codified version of the municipal code once published to Municode. Editor note is shown in red text with asterisks like **** this ****

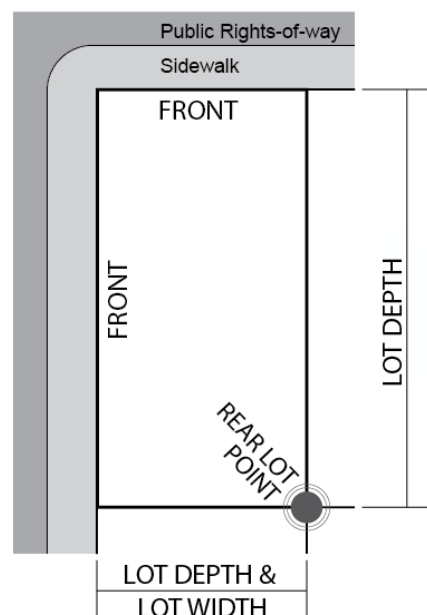
§ 345-6. Definitions.

LOT WIDTH — (1) For interior lots and flag lots, the straight and horizontal distance between side lot lines at the street line. (2) For corner lots, the ~~straight and horizontal dimension between a street line and a parallel lot line~~ **the shortest distance between any two lot lines at the street line**. Corner lots have ~~two lot widths~~. See LOT, CORNER regarding historic districts and historic overlays. (3) For whole block lots, the **shortest** distance between any two lot lines at the street line. (4) For through lots, the distances between side lot lines at the street lines. Through lots have two lot widths. (5) For cap lots, the greatest dimension of a street line. See LOT TYPE DIAGRAM, LOT LINE DIAGRAM, and LOT WIDTH AND DEPTH DIAGRAM.

LOT WIDTH AND DEPTH DIAGRAM – see image below. See LOT, CORNER regarding historic districts and historic overlays.



CORNER LOT



CORNER LOT

****The left-side image of a corner lot above shows the edit to the Lot Width Definition. While the right-side image above shows the proposed change to one lot width and two lot depths.****

NO OTHER CHANGES

§ 345-16. When site plan approval required.

- A. Threshold for Major Site Plan Review. The following categories of site plans for new construction, land disturbance, rehabilitation and additions, pursuant to N.J.S.A. 40:55D-37a, fall within the major site plan review threshold and must receive Board approval prior to issuance of either a building permit or Certificate of Occupancy:
1. Projects on parcels of 10,000 or more square feet.
 2. Projects whose total gross floor area is 10,000 or more square feet.
 3. Additions increasing gross floor area by 2,500 square feet or 50 percent, whichever is less, except for projects with a total gross floor area ~~is~~ **of** 5,000 square feet or less.
 4. Additions increasing coverage, by all structures on a project parcel, by 2,500 square feet or 50 percent, whichever is less, except for projects with a total gross floor area ~~is~~ **of** 5,000 square feet or less.
 5. Additions increasing gross floor area of all structures on a project parcel by 50 percent or 2,500 square feet, whichever is less, except for projects with a total gross floor area ~~is~~ **of** 5,000 square feet or less.

NO OTHER CHANGES

§ 345-34. Zoning districts.

NO CHANGES

§ 345-35. Zoning map.

NO CHANGES

§ 345-36. Interpretation of boundaries.

NO CHANGES

§ 345-37. Vacating a street or other public right-of-way.

NO CHANGES

§ 345-38. Redevelopment areas.

NO CHANGES

§ 345-39. Variances and waivers.

NO CHANGES

~~§ 345-40. R-1A One and Two Family Housing District (large lots).~~

**** Editor Note: Former R-1A and R-1F Zones are to be combined into RH-1 Zone 345-40. Scroll down.****

- A. Purpose. The purpose of this district is to preserve the pattern, quality, and architectural individuality of the existing detached one- and two-family homes and to discourage subdivision and demolition. This district is similar to the R-1 zone except that it is intended to protect the character of streets where larger houses are typical and the predominant lot size is larger than the standard 25 × 100 lot size for Jersey City.
- B. Permitted principal uses are as follows:
1. Dwellings with one or two units
- C. Uses incidental and accessory to the principal use, such as:
1. Private garages.
 2. Off-street parking.
 3. Fences and walls.
 4. Home occupations.
 5. Swimming pools.
 6. Decks, patios, pergolas, and storage sheds.
- E. Bulk standards for one- and two-family dwellings.
1. Minimum lot size: Four thousand (4,000) square feet.
 2. Minimum lot width: Forty (40) feet.
 3. Minimum lot depth: One hundred (100) feet.
 4. Front yard setback: Predominant setback shall apply.
 5. Side yards: Minimum of five (5) feet on both sides.
 6. Minimum rear yard: Thirty (30) feet.
 7. Maximum building height: Three (3) stories and thirty five (35) feet;
 8. Maximum building coverage: Fifty five percent (55%).
 9. Maximum lot coverage: Seventy five percent (75%).
 10. Maximum accessory building height: Fifteen (15) feet.
 11. Minimum accessory building setbacks:
Rear yard: Three (3) feet;
Side yard: Two (2) feet.
- F. Parking standards for one- and two-family dwellings.
1. Minimum required parking: One (1) space per dwelling unit.
 2. No parking shall be permitted between the building line and the street line. Garages are required to be located within the rear yard setback.
 3. Maximum width of driveway: Ten (10) feet.

§ 345-40. - RH-1 Residential Housing District (large lots).

~~§ 345-40.1. - R-1F One and Two Family Housing District (large lots).~~

- A. Purpose. The purpose of this district is to preserve the pattern, quality, and architectural individuality of the existing detached one- and two-unit family homes structures and to discourage subdivision and demolition. This district is similar to the RH-2 and R-1 zones except that it is intended to protect clusters of larger on lot sizes that are larger than the standard 25x100 lot size for Jersey City.
- B. Permitted principal uses are as follows:
1. Principal structures Dwellings with one or two dwelling units.
- C. Uses incidental and accessory to the principal use, such as:
1. Private garages.
 2. Off-street parking.
 3. Fences and walls.
 5. Home occupations.
 6. Swimming pools.
 8. Decks, patios, pergolas, and storage sheds.
 9. Accessory Dwelling Units, one (1) dwelling unit permitted in an accessory structure per lot regardless of lot size and in addition to unit(s) in the principal structure.
- D. Conditional Uses.
1. Principal structures Dwellings with three units.
 2. Developments utilizing the Affordable Housing Overlay.
- E. Bulk Standards for One, Two, and Three Family Dwellings.
1. Existing lots are considered conforming in lot area, width and/or depth.
 2. Minimum Lot Size: Four thousand (4,000) square feet.
 3. Minimum Lot Width: Forty (40) feet.
 4. Minimum Lot Depth: One hundred (100) feet.
 5. Front Yard Setback: Predominant setback shall apply.
 6. Side Yards: Minimum of five (5) feet on both sides.
 7. Minimum Rear Yard: (30) feet.
 - a. For lots with a lot depth less than 120 feet, thirty percent (30%) of lot depth.
 - b. For lots with a lot depth of 120 feet or more, forty percent (40%) of the lot depth.
 8. Maximum Building Height: three stories and thirty-five (35) feet; for three-family buildings, see conditional uses standards for height.
 9. Maximum Building Coverage: Fifty-five percent (55%).
 10. Maximum Lot Coverage: Seventy-five percent (75%).

11. Maximum Accessory Building Height:

- a. Eighteen (18) feet if an Accessory Dwelling Unit.
- b. Fifteen (15) feet for all other accessory structures.

12. Minimum Accessory Building Setbacks:

- a. Rear Yard: Zero (0) feet. ~~Three (3) feet;~~
- b. Side Yard: Two (2) feet.

F. Parking Standards ~~for One, Two, and Three Family Dwellings.~~

1. Off-street parking is prohibited on interior lots with a width less than twenty-six (26) feet.
2. Off-street parking is prohibited on corner lots and through lots when the lot width is less than twenty (20) feet.
3. Minimum required parking: A minimum of 0.3 spaces per bedroom is required. For the purpose of calculating this standard, studio units shall be counted as one bedroom. For example, in a five-unit structure with twelve bedrooms a minimum of four (4) spaces are required ($12 * 0.3 = 3.6$ which rounds to 4 spaces). ~~one space per dwelling unit.~~
4. No parking shall be permitted between the building line and the street line. Garage entrances must be on the rear wall of the building or as part of a detached or attached fully enclosed garage.
5. Curb cut standards: ~~Maximum width of driveway: Ten (10) feet.~~
 - a. Maximum number: One (1) curb cut is permitted per lot when off-street parking is a permitted use.
 - b. Maximum width: Ten (10) feet.
6. Accessory Dwelling Units are exempt from any minimum parking requirement in this Zone.

G. Design Standards

1. Principal structures must be designed to appear as single unit dwellings. Multi-unit buildings must have only one front entry. If historic documentation (such as the 1938 Tax Card) shows multiple front entries, they may be maintained.
2. Homes shall maintain and retain existing architectural elements such as gables, front porches, transoms, cornices, divided light windows, dormers, bay windows, oriels, turrets, and other elements found within the existing streetscape.
3. Roof pitches must be designed to be compatible with adjacent houses by using prevalent slopes and angles.
4. All exterior walls are to be treated with the same materials and architectural detail; although, the treatment of side and rear walls may be simplified.
5. Design elements shall have compatible rhythm and repetition with an emphasis on materials and colors prevalent in the neighborhood.
6. Building height shall be visually compatible with adjacent buildings. The size, scale, and height of new construction shall relate to the prevailing pattern of the streetscape.
7. Buildings are to be sited on their lot so that their placement and relationship to surrounding property is equivalent to the existing pattern of development on the street.

8. Materials must reflect the predominant traditional building materials in use on existing, adjacent structures. Where appropriate, the use of multiple materials may be encouraged. However, use of EIFS, vinyl siding, light colored brick, stucco, brick-face, stone-face, and other inappropriate cladding materials is strictly prohibited.
9. Any restoration or renovation is strongly encouraged to be completed under the guidance of the Secretary of the Interior's Guidelines for the Treatment of Historic Properties when undertaking any exterior work.
10. Any new construction shall be designed in context of any surrounding historic resources, following the predominant setbacks, height, and lot siting.

H. Conditional Use Standards for Three-unit principal structures or developments utilizing the Affordable Housing Overlay. ~~family homes~~

1. Structures shall be designed to comply with the design standards of this Zone. ~~Homes must be designed to appear as single family dwellings. Three-family buildings must have only one front entry.~~
2. ~~Three parking spaces must be provided on site. Garage entrances must be on the rear wall of the building or as part of a detached or attached fully enclosed garage.~~
3. ~~Homes must be designed to include architectural elements such as gables, front porches, transoms, cornices, divided light windows, dormers, bay windows, oriel, turrets, and other elements found within the existing streetscape.~~
4. ~~Roof pitches must be designed to be compatible with adjacent houses by using prevalent slopes and angles.~~
5. ~~All exterior walls are to be treated with the same materials and architectural detail; although, the treatment of side and rear walls may be simplified.~~
6. ~~Design elements shall have compatible rhythm and repetition with an emphasis on materials and colors prevalent in the neighborhood.~~
7. ~~Building height shall be visually compatible with adjacent buildings. The size, scale, and height of new construction shall relate to the prevailing pattern of the streetscape.~~
8. ~~Buildings are to be sited on their lot so that their placement and relationship to surrounding property is equivalent to the existing pattern of development on the street.~~
9. ~~Materials must reflect the predominant traditional building materials in use on existing, adjacent homes. Where appropriate, the use of multiple materials may be encouraged. However, use of EIFS, vinyl siding, light colored brick, stucco, brick-face, stone-face, and other inappropriate cladding materials is strictly prohibited.~~
10. ~~Any restoration or renovation is strongly encouraged to reference the Secretary of the Interior's Guidelines for the Treatment of Historic Properties when undertaking any exterior work.~~
10. Any restoration or renovation is strongly encouraged to be completed under the guidance of the Secretary of the Interior's Guidelines for the Treatment of Historic Properties when undertaking any exterior work.
11. Any new construction shall be designed in context of any surrounding historic resources, following the predominant setbacks, height, and lot siting.

§ 345-40.1. - RH-2 Residential Housing District (typical lots).

- A. Purpose. The purpose of this district is to preserve the pattern, quality, and architectural individuality of the existing structures and to discourage subdivision and demolition. This district is similar to the RH-1 and R-1 zones except that it is intended to protect clusters of the standard 25x100 lot size for Jersey City.
- B. Permitted principal uses are as follows:
1. Residential.
- C. Uses incidental and accessory to the principal use, such as:
1. Private garages, except when it is prohibited per the RH-2 Parking Standards..
 2. Off-street parking, except when it is prohibited per the RH-2 Parking Standards..
 3. Fences and walls.
 5. Home occupations.
 6. Swimming pools.
 8. Decks, patios, pergolas, and storage sheds.
 9. Accessory Dwelling Units, one (1) dwelling unit permitted in an accessory structure per lot regardless of lot size and in addition to unit(s) in the principal structure.
- D. Conditional Uses.
1. Developments utilizing the Affordable Housing Overlay.
- E. Density and Bulk Standards.
1. Maximum permitted density for Residential: a maximum of Forty-two (42) units per acre, or one- or two-dwelling units per lot regardless of lot size.
 2. All existing lots are considered conforming.
 3. Minimum Lot Size: Two thousand five hundred (2,500) square feet or the predominant lot area of the Blockfront, whichever is greater. Calculation of predominant lot area shall exclude any lots on the Blockfront in a different zone. Predominant is determined by which lot area is most frequently occurring along the Blockfront.
 4. Minimum Lot Width: Twenty-five (25) feet.
 5. Minimum Lot Depth: No standard.
 6. Maximum Building Height: three stories and thirty-five (35) feet. The required finished floor height of the building entry on the Primary Front Façade shall match the finished floor height of the building entry for either lot adjacent to the subject parcel.
 7. Front Yard Setback: the required front yard setback shall match the Building Line of the Front Primary Façade of either lot adjacent to the subject parcel. The adjacent lot to be matched may be decided by the applicant or property owner. If both adjacent lots are vacant, the subject parcel shall match the nearest building on the same Blockfront.
 8. Minimum Rear Yard Setback:
 - a. For lots with a lot depth less than 120 feet, thirty percent (30%) of lot depth.
 - b. For lots with a lot depth of 120 feet or more, forty percent (40%) of the lot depth.

9. Side Yard Setbacks for principal structures shall be in accordance with standards in the table:

	For detached buildings:	For semi-detached buildings: ^C	For attached or zero lot line buildings: ^C
Side Yard Setback Standards: ^{A, B}	1) Minimum setback for one side: Two feet. 2) Minimum setback for both: Five feet one inch.	1) Minimum setback for one side: Three feet one inch. 2) Minimum setback for other side: None.	If adjacent building has a less than one (1) foot side yard setback (i.e., is built to the side lot line), a zero feet side yard may be permitted (i.e., new house may also be built to the side lot line).

Table Footnotes:

A. In the instance that the adjacent building has a side yard setback four (4) feet or greater (as measured to the principal structure), the new building may build to the zero (0) side setback along that lot line. However, for corner and cap lots, one side yard shall be a minimum of five (5) feet.

B. In the instance that adjacent lot is vacant, the new building may build according to the side yard standards for detached, semi-detached, attached, or zero lot line buildings.

C. In the instance the adjacent building has a zero side yard setback but also has an existing window that is either directly on the side lot line or setback less than three feet, the new building may still build to the zero side lot line, starting at the front building line, but shall be required to setback the new building three feet from said window, starting from one foot in front of the existing window and terminating at least one foot beyond the existing window.

10. Maximum lot coverage: Seventy-five percent (75%).

11. Front yard lot coverage standards:

a. Maximum front yard lot coverage:

i. For lots with a front yard setback greater than (2) feet in depth: Fifty percent (50%) maximum.

ii. For lots with a front yard setback two (2) feet or less in depth: No standard.

b. For the purpose of calculating front yard depth and front yard area, measurements shall be from the property line to nearest grounded encroachments (See 345-6 and 345-60.D) or building line if there are no ground encroachments. The front yard area should also not include the area or square feet of grounded encroachments. For example, a front yard setback of five (5) feet is measured to the building line, but the structure includes a bay window (a grounded encroachment) that extends three (3) feet into the front yard, then the resulting front yard is only two (2) feet deep and therefore no front yard lot coverage standard applies.

12. Roof deck setbacks: Roof decks shall be setback a minimum of ten (10) feet from Primary and Secondary Front Façades.

13. Standards for accessory buildings or structures:

a. Maximum accessory building height:

i. For Accessory Dwelling Units: Eighteen (18) feet and two (2) stories.

ii. For all other accessory structures: Twelve (12) feet.

b. Minimum accessory building setbacks:

- i. Rear yard setback: No standard.
- ii. Side Yard: Two (2) feet.

c. Standards for corner lots, cap lots, and through lots: Two (2) feet front lot lines.

F. Off-street parking requirements:

- 1. Off-street parking is prohibited on interior lots with a width less than twenty-six (26) feet.
- 2. Off-street parking is prohibited on corner lots and through lots when the lot width is less than twenty (20) feet.
- 3. For lots with a lot width of fifty (50) feet or less off-street parking is not required.
- 4. For lots with a lot width over fifty (50) feet: A minimum of 0.3 spaces per bedroom is required. For the purpose of calculating this standard, studio units shall be counted as one bedroom. For example, in a five-unit structure with twelve bedrooms a minimum of four (4) spaces are required ($12 * 0.3 = 3.6$ which rounds to 4 spaces).
- 5. Accessory Dwelling Units are exempt from any minimum parking requirement in this Zone.
- 6. Shared driveway requirement: When off-street parking is permitted, construction of two or more residential buildings with parking on adjacent lots shall include a shared driveway located to maximize on-street parking spaces; no existing street tree shall be removed to create a driveway without prior approval by the Jersey City Division of Parks & Forestry.
- 7. Curb cut standards:
 - a. Maximum number: One (1) curb cut is permitted per lot when off-street parking is a permitted use.
 - b. Maximum width: Ten (10) feet.

G. Design Standards:

- 1. Buildings proportions shall be compatible with the predominant proportional relationship along a street. Building entries, windows and other openings shall be compatible in location, size and pattern to other structures on the block. To the greatest extent possible, characteristics of surrounding development such as roof style and pitch, material, window and door detailing, and the presence of porches shall be consistent with other structures on the block.

H. Conditional Use Standards for developments utilizing the Affordable Housing Overlay.

- 1. Any restoration or renovation is strongly encouraged to be completed under the guidance of the Secretary of the Interior's Guidelines for the Treatment of Historic Properties when undertaking any exterior work.
- 2. Any new construction shall be designed in context of any surrounding historic resources, following the predominant setbacks, height, and lot siting.

~~§ 345-40.2. — R-1W Webster Avenue Residential District.~~

****Editor Note: Refer to the associated map. This district is being retired and rezoned the R-2 District. ****

- A. ~~Purpose. The purpose of this district is to accommodate the existing housing and encourage compatible infill development with one and two family homes that provide for the functional and physical layout of the projects area.~~
- B. ~~To continue the vision for the zone area established by the former Webster Avenue Redevelopment Plan, which was rescinded by ordinance 21-020 in 2021.~~
- C. ~~BUILDING DESIGN OBJECTIVES FOR NEW CONSTRUCTION~~
- ~~1. All structures within the project area shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air and usable open space, and access to public rights-of-ways and off street parking, height and bulk.~~
 - ~~2. Groups of related buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials.~~
 - ~~3. Buildings should be designed so as to be attractive from all vantage points.~~
 - ~~4. Building setbacks should be varied to the extent practical in order to provide an interesting interplay of buildings and open spaces.~~
- D. ~~Off Street Parking and Loading Objectives~~
- ~~1. Off street parking and loading areas shall be coordinated with the public street system serving the project area in order to avoid conflicts with through traffic or obstruction to pedestrian walks and thoroughfares.~~
 - ~~2. Any surface parking facilities shall be landscaped; large concentrations of parking shall be avoided; poured-in-place concrete curbing shall be used in parking areas to prevent vehicles from encroaching upon planted areas.~~
 - ~~3. All parking and loading areas abutting streets or residential zones shall be landscaped about their periphery with berms, shrubs, trees and/or ground covers.~~
 - ~~4. All required parking and loading areas shall be provided off-street. All such parking and loading area shall be graded, paved with a durable dust-free surface, adequately drained, well landscaped, and all access points shall be defined and limited in accordance with the Zoning Ordinance of the City of Jersey City.~~
 - ~~5. All off-street parking spaces shall be a minimum of nine (9) feet wide by eighteen (18) feet deep as measured from the curb stop.~~
 - ~~6. Provisions for compact stalls are permitted which allow for a maximum of twenty-five (25) percent of the minimum parking requirement to be compact spaces. Compact spaces shall be a minimum of eight (8) feet by sixteen (16) feet as measured from the curb stop.~~
- E. ~~Landscape Design Objectives~~
- ~~1. All open space, including yards, shall be landscaped with lawns, threes, shrubbery and other appropriate plan material unless said open space is specifically designated for other activities which require paving or other treatment. All screen planting shall be coniferous and/or deciduous and only species with proven resistance to the urban environment in this area will be acceptable.~~

2. Screen planting shall be a minimum of four (4) feet in height. Material shall be planted balled and burlapped and be heavy and of specimen quality as established by the American Association of Nurserymen. At initial planting the material shall provide a screen from the top of the planting to within six (6) inches of grade. Other plant materials shall be heavy, and of specimen quality determined as above.
3. All plants, trees and shrubs shall be installed in accordance with the Jersey City Forestry Standards

F. Underground Utility Placement

All utility distribution lines and utility services connections from such lines to the project areas individual uses shall be located underground where feasible.

G. GENERAL LAND USE PLAN

1. Principal Permitted Uses

- a. Dwellings with one or two units (attached or detached)
- b. One and Two Unit Townhouses and Row houses
- c. Ground floor retail on Block 2905 Lot 29 only
- d. Ground floor category 2 restaurant on Block 2905 Lot 29 only

2. Accessory Uses

- a. Private Garages
- b. Off Street Parking
- c. Recreation and Open Space
- d. Fences and Walls
- e. Decks, patios, pergolas, and storage sheds.

3. Conditional Uses

- a. Professional Uses
- b. Residential Conversions

4. Regulations and Controls

Offices as a home occupation shall be defined as places for the transaction of business where reports are prepared, records kept, and services rendered, but where no retail sales are offered, and shall be limited to licensed doctors, lawyers, architects, engineers, and planners.

5. Maximum Height

- a. One and Two family Houses: Four (4) stories or forty (40) feet.
- b. Residential Conversions: One additional story not to exceed 75% of the building footprint shall be permitted. A second additional story not to exceed 50% of the building footprint will be permitted provided that at least 50% of the ground floor is used for off street parking.

6. Area, Yard and Bulk

- a. One and two family houses:

Maximum Building coverage:	60%
Minimum Lot Width:	25 feet
Minimum Lot Depth:	100 feet

Minimum Yards:

Front: 5 feet or the established front façade setback of the surrounding uses.

Side: one side..... 0 feet
both sides... 3 feet

Rear: 10 feet

b. Townhouses and Row houses

Maximum Building coverage: 60%

Minimum Lot Width: 16 feet

Minimum Lot Depth: 100 feet

Minimum Yards:

Front: 5 feet or the established front façade setback of the surrounding uses.

Side: 3 feet, 0 for party walls or where the adjacent uses are built to the property line.

Rear: 10 feet

c. Residential Conversion – defined as the residential conversion of a non-residential use:

Maximum building coverage 60%

7. Substandard Lots

All lot areas and dimensions which existed as of January, 1986 which are less than the established minimums of this plan shall be permitted as of right, but may not be reduced.

Building coverage may be increased up to a maximum of 75% for those lots which qualify as substandard based on the following ratio:

Substandard lot area

----- = ratio of increase
Required lot area

.60

----- = new maximum coverage (NOT TO EXCEED 75%)
Ratio of increase

8. Minimum Off Street Parking

One off-street parking space per unit. Professional offices as a home occupation shall provide off-street parking at a ratio of not less than one (1) space per each three hundred (300) square feet of gross floor area devoted to the professional occupation. All exterior off-street parking areas must contain a minimum landscaped area equal to 10% of the total paved area.

9. Maximum Sign Areas

a. Professional offices as a home occupation shall be permitted one (1) sign either

attached or free-standing not to exceed two (2) square feet.

b. Billboards are expressly prohibited.

10. ~~Refuse Storage and Collection~~

~~Adequate facilities for the storage of refuse shall be indicated on the site plan for all uses. The method of collection shall also be indicated on said plan. All such storage areas shall be adequately screened.~~

§ 345-41. - R-1 **Neighborhood ~~One and Two Family~~ Housing District.**

A. Purpose.

1. The purpose of this district is to accommodate existing housing, encourage compatible in-fill, preserve the streetscape, and utilize and preserve on-street parking where lot frontage is narrow. ~~The purpose of this district is to accommodate existing housing and encourage compatible in-fill development with detached one- and two-family homes that preserve the streetscape, utilize on-street parking where the frontages are narrow and maintain the low-rise character of the area.~~
- ~~2. An intended consequence of this designation is preserving the integrity of residential neighborhoods, limiting non-residential uses to appropriate areas, increasing the availability of community resources and reinforcing the viability of existing neighborhood districts.~~
2. The R-1 zone impacts every ward in Jersey City. Therefore, it is important that this zone acknowledge and celebrate the culture and physical assets of existing communities as well as create high quality, diverse housing types in all neighborhoods that will accommodate the needs of all types of residents.

B. Permitted principal uses are as follows:

1. Residential. ~~Dwellings with one and two units.~~
2. Houses of worship
3. Civic.
4. Parks and playgrounds
5. Essential services.
6. Schools.
7. Governmental uses.
8. 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. ~~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).~~
9. Adult day cares.
10. Assisted living residences.

11. Nursing homes.
12. Senior housing.
13. Public utilities, except that natural gas transmission lines shall be prohibited.

C. Permitted accessory uses are as follows:

1. Off-street parking, except when it is prohibited per the R-1 Parking Standards. Private garages in accordance with R-1 bulk standards.
2. Off-street parking.
3. Fences and walls.
4. Meeting rooms, recreation areas and similar uses normally associated with the principal use with houses of worship.
5. Home occupations.
6. Swimming pools.
7. Signs.
8. Decks, patios, pergolas, and storage sheds.
9. Electric vehicle charging, except when off-street parking is prohibited per the R-1 Parking Standards.
10. Accessing Dwelling Units, one (1) dwelling unit is permitted in an accessory structure per lot regardless of lot size and in addition to unit(s) in the principal structure.

D. Prohibited uses are as follows: Conditional Uses:

1. Class 5 Cannabis Retailers.

1. Mortuaries.
2. Medical Offices, only along the west side of Palisade Avenue between Saint Paul's Avenue and Waverly Street, limited to the ground floor. Conditional use application to the Planning Board shall be required for a new medical office or the expansion of an existing medical office, subject to the following standards and conditions:
 - a. No Ambulatory care facility, diagnostic center, rehabilitation center, or narcotic and drug abuse treatment center shall be permitted
 - b. Staff offices directly associated with ground floor medical office may be located on the second floor of the building that houses the medical office, provided that no examining rooms or any other patient services shall be located on the second floor.
 - c. For adaptive reuse of an existing building:
 - 1) The existing lot and structure shall be considered conforming with respect to area, yard, bulk and height, provided that where 3-story structures already exist above an uninhabited basement area, no additional stories shall be created by lowering the basement floor.
 - 2) Additions to an existing building shall conform to height and bulk standards for 1- and 2-family housing in the R-1 zone.
 - 3) No parking shall be required for the Medical Office Use.
 - d. For new construction:
 - 1) Minimum height: 2 stories.

- 2) Bulk standards shall be the same as for a 1- or 2-family house in the R-1 Zone. Parking standards for the R-1 Zone shall not apply to the Medical Office use.
- e. Sign standards for both new and expanded medical office use along Palisade Avenue shall be as follows:
 - 1) One (1) building sign pertaining to the Medical Office use shall be permitted at the ground floor level, not to exceed 5% of the area of the ground floor facade, or 10 square feet, whichever is smaller.
 - 2) One rectangular freestanding sign shall be permitted, to not exceed 24 inches in width and 12 inches in height. The top of the freestanding sign structure shall not be more than 5 feet in height from grade at the base of the sign, which grade shall not be raised for the purpose of increasing the height of the sign.
 - 3) No sign shall be internally lit.

E. Density and Bulk Standards: for One and Two-Family Dwellings.

1. Maximum permitted density by use:
 - a. Residential: a maximum of Forty-two (42) units per acre, or one- or two-dwelling units per lot regardless of lot size.
 - b. Assisted Living Residences, Senior Housing, Nursing Homes: No standard.
2. All existing lots are considered conforming. ~~All existing lots of record at time of the adoption of this ordinance are considered conforming.~~
3. Minimum Lot Size: Two thousand five hundred (2,500) square feet or the predominant lot area of the Blockfront, whichever is less. Calculation of predominant lot area shall exclude any lots on the Blockfront in a different zone. Predominant is determined by which lot area is most frequently occurring along the Blockfront.
4. Minimum Lot Width: Twenty-five (25) feet.
5. Minimum Lot Depth: No standard. ~~One hundred (100) feet.~~
6. Townhouse Lot Subdivision: Lots that are 5,000 square feet or greater and at least fifty (50) feet wide are permitted to be subdivided according to the following standards:
 - a. Minimum Lot Width: Eighteen (18) feet for lots subdivided according to this clause.
 - b. Minimum Lot Area: One Thousand (1,000) square feet for lots subdivided according to this clause.
 - c. Lots subdivided according to this clause shall have alternate bulk requirements as follows. All other bulk standards of this Zone shall apply.
 - i) Minimum front yard setback of zero (0) feet.
 - ii) Minimum side yard setback of zero (0) feet.
 - d. Interior Lot(s): If any of the new lots created according to this clause do not front on a pre-existing public right-of-way, then the new lots created shall be subdivided by major subdivision and shall front on a public right-of-way of at least seven (7) feet wide (aka Walking Alley) that runs the full depth of the original lot or group of lots pre-subdivision. If adjacent subdivisions occur according to this clause, those major subdivisions shall extend or expand the public right-of-way (aka Walking Alley) by connecting parallel streets or

widening the right-of-way to a minimum of fourteen (14) feet. See Walking Alley reference in the Lot Line Diagram definition (345-6 Definitions).

7. Rear Yard Setback, Building Height and Coverage shall be in accordance with standards in the table:

	Minimum rear yard setback standards for Principal Structures:	Maximum Building Height standards for Principal Structures: ^B	Maximum Lot Coverage:
Lots 1,800 square feet or less: ^C	Twenty-five percent (25%) of the lot depth, rounded to nearest whole number. ^{D, E}	Three (3) stories, thirty-five (35) feet	Eighty-five percent (85%)
Lots greater than 1,800 square feet and less than 3,200 square feet: ^{A, C}	Thirty percent (30%) of the lot depth, rounded to nearest whole number. ^E	Three (3) stories, thirty-five (35) feet	Seventy-five percent (75%)
Lots 3,200 square feet or more: ^C	Twenty-five percent (25%) of the lot depth, rounded to nearest whole number. ^E	Three (3) stories, thirty-five (35) feet	Eighty-five percent (85%)

Table Footnotes:

A. The required finished floor height of the building entry on the Primary Front Façade shall match the finished floor height of the building entry for either lot adjacent to the subject parcel.

B. Maximum parapet height: 42 inches above any flat roof or eave.

C. Buildings proportions shall be compatible with the predominant proportional relationship along a street. Building entries, windows and other openings shall be compatible in location, size and pattern to other similar structures on the block or area. To the greatest extent possible, characteristics of surrounding development such as roof style and pitch, material, window and door detailing, and the presence of porches shall be consistent with other structures on the block.

D. For example, a lot with a depth of 75 feet, the minimum rear yard required is 19 feet (calculated $75 \times 0.25 = 18.75$, rounded to 19-foot setback).

E. No required minimum rear yard setback for principal structures shall be greater than forty-five (45) feet.

8. Front Yard Setback Standards for principal structures shall be in accordance with standards in the table:

	For interior lots, flag lots, or through lots:	For corner lots:	For cap lots:	For whole block lots:
Lots less than 5,000 square feet:	Match adjacent building line ^A	1) Setback along one front lot line: Match Adjacent building line ^A 2) Setback along other front line: No Standard.	Maximum of seven (7) feet along all front lot lines.	No Standard.

Lots 5,000 square feet or more:	Minimum of five (5) feet
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Table Footnotes:

A. The required front yard setback shall match the Building Line of the Front Primary Façade of either lot adjacent to the subject parcel. The adjacent lot to be matched may be decided by the applicant or property owner. If both adjacent lots are vacant, the subject parcel shall match the nearest building on the same Blockfront.

9. Side Yard Setbacks for principal structures shall be in accordance with standards in the table:

	For detached buildings:	For semi-detached buildings: ^C	For attached or zero lot line buildings: ^C
Side Yard Setback Standards: ^{A, B}	1) Minimum setback for one side: Two feet. 2) Minimum setback for both: Five feet one inch.	1) Minimum setback for one side: Three feet one inch. 2) Minimum setback for other side: None.	If adjacent building has a less than one (1) foot side yard setback (i.e., is built to the side lot line), a zero feet side yard may be permitted (i.e., new house may also be built to the side lot line).

Table Footnotes:

A. In the instance that the adjacent building has a side yard setback four (4) feet or greater (as measured to the principal structure), the new building may build to the zero (0) side setback along that lot line. However, for corner and cap lots, one side yard shall be a minimum of five (5) feet.

B. In the instance that adjacent lot is vacant, the new building may build according to the side yard standards for detached, semi-detached, attached, or zero lot line buildings.

C. In the instance the adjacent building has a zero side yard setback but also has an existing window that is either directly on the side lot line or setback less than three feet, the new building may still build to the zero side lot line, starting at the front building line, but shall be required to setback the new building three feet from said window, starting from one foot in front of the existing window and terminating at least one foot beyond the existing window.

10. Additional Coverage Standards:

- a. Required performative roof ratio: When building coverage exceeds sixty-five (65%), a green roof system, solar panel system, or combination thereof is required onsite equal to at least ten percent (10%) of the lot area. Green roof trays and other similar green roof systems are acceptable.
- b. Front yard lot coverage standards:
 - i) Maximum front yard lot coverage:
 - (a) For lots with a front yard setback greater than (2) feet in depth: Fifty percent (50%).
 - (b) For lots with a front yard setback two (2) feet or less in depth: No standard.
 - ii) For the purpose of calculating front yard depth and front yard area, measurements shall be from the property line to nearest grounded encroachments (See 345-6 and 345-60.D) or building line if there are no ground encroachments. The front yard area should also not include the area or square feet of grounded encroachments. For example, a front

yard setback of five (5) feet is measured to the building line, but the structure includes a bay window (a grounded encroachment) that extends three (3) feet into the front yard, then the resulting front yard is only two (2) feet deep and therefore no front yard lot coverage standard applies.

11. Roof deck setbacks: Roof decks shall be setback a minimum of ten (10) feet from Primary and Secondary Front Façades.

12. Standards for accessory buildings or structures:

a. Maximum accessory building height:

i) For Accessory Dwelling Units: Eighteen (18) feet and two (2) stories.

ii) For all other accessory structures: Twelve (12) feet.

b. Minimum accessory building setbacks:

i) Rear yard setback: No standard.

ii) Side Yard: Two (2) feet.

iii) Standards for corner lots, cap lots, and through lots: Two (2) feet front lot lines.

c. Maximum lot coverage for lots with Accessory Dwelling Units:

i) The maximum lot coverage permitted shall increase by an additional five percent (5%) when an accessory dwelling unit is proposed or present. Reference Rear Yard Setback, Building Height and Coverage table above.

5. ~~Front Yard Setback:~~

~~Front yard setback shall match the setback of the Front Primary Façade (see Article I for definition of Front Primary Façade) of the closest permitted use on either side of the subject parcel, provided that the building setback to be matched shall be closest to the predominant (most frequently occurring) setback on the blockfront. A current signed and sealed survey of the subject property showing adjacent building setbacks on both sides along with photos showing the entire blockfront to the left and right of the subject property must be provided to the Zoning Officer as part of the application for a building permit.~~

6. ~~Side Yards:~~

a. ~~Detached Buildings:~~

~~Minimum setback for one side: Two feet.~~

~~Minimum setback for both sides: Five feet one inch.~~

b. ~~Attached Buildings:~~

~~i. If adjacent building has zero side yard setback (i.e., is built to the side lot line), a zero feet side yard may be permitted (i.e., new house may also be built to the side lot line).~~

~~ii. In the instance the adjacent building has a zero side yard setback but also has an existing window that is either directly on the side lot line or setback less than three feet, the new building may still build to the zero side lot line, starting at the front building line, but shall be required to setback the new building three feet, starting from one foot in front of the existing window, to the rear building line.~~

- c. All side yard setback three feet or greater: The side yard starting at the front of the building shall be enclosed with a fence constructed in compliance with the design standards in 345-67.B.

7. Minimum Rear Yard:

- a. The rear yard setback shall be added to the front yard setback (as determined above) to produce a total of not less than thirty five (35) feet, provided however, that in no case shall a rear yard be less than twenty (20) feet. The mathematical formula for this calculation is as follows:

X = required front yard setback

Y = required rear yard setback

X + Y = at least 35 feet

For example:

Front Yard	Rear Yard	Total
0	35	35
5	30	35
10	25	35
12	23	35
15 or more feet	20	35 or more feet
16	20	36
17	20	37
20	20	40
Etc.		

- b. Where lot depth exceeds one hundred (100) feet, the minimum rear yard as determined by the above standard shall be increased by fifty percent (50%) of the portion of the lot depth in excess of one hundred (100) feet.

8. Maximum Building Height: Three stories with a minimum floor to ceiling height of nine feet, a maximum floor to ceiling height of twelve (12) feet, and a maximum of five additional feet between the top of the third floor and the topmost point of any peaked roof (where a peaked roof is deemed appropriate under the design standards), provided that a minimum of two adjacent floors must be connected solely by means of a staircase internal to the unit, and provided that only one of the two internally connected floors may have a kitchen and/or a full bath.

For the purposes of calculating the maximum allowable building height an additional twelve (12) inches is assumed between the ceiling of each story and the floor above in accordance with the chart below:

Fl. to Ceiling ht	Fl. to fl. ht	Total bldg ht with flat roof	Total ht with peaked roof
9 ft	10 ft	30 ft	35 ft
10 ft	11 ft	33 ft	38 ft
11 ft	12 ft	36 ft	41 ft
12 ft	13 ft	39 ft	44 ft

In the case of varied floor to ceiling heights, the total permitted building height with a flat roof shall be the sum of the floor to ceiling heights of each floor plus twelve (12) inches per floor. The total permitted building height with a peaked roof is five (5) feet higher than with a flat roof.

9. Maximum Building Coverage: Sixty percent (60%).

10. Maximum Lot Coverage: Eighty-five percent (85%).

11. Maximum Accessory Building Height: Fifteen (15) feet.

12. Minimum Accessory Building Setbacks:

Rear Yard: Seven and one half feet;

Side Yard: Two feet.

F. Parking Standards:

1. No parking shall be permitted between the building line and the street line. In no instance shall a parked vehicle project or encroach over a property line, or into rights-of-way, or block sidewalks.

2. Off-street parking requirements:

a. For interior lots in Ward C or Ward D:

- i) 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. Lots with grandfathered front yard parking are not counted; and,
- ii) The 2022 boundaries of Ward C and D as adopted shall apply.

b. For interior lots in all other Wards:

- i) Off-street parking is prohibited on interior lots with a width less than twenty-five (25) 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. Lots with grandfathered front yard parking are not counted.

c. For corner lots, cap lots, and through lots:

- i) Off-street parking is prohibited on corner lots and through lots when the lot width is less than twenty (20) feet.

d. For lots with a lot width of fifty (50) feet or less off-street parking is not required.

e. For lots with a lot width over fifty (50) feet:

- i) Minimum parking standards for Residential: A minimum of 0.3 spaces per bedroom is required. For the purpose of calculating this standard, studio units shall be counted as one bedroom. For example, in a five-unit structure with twelve bedrooms a minimum of four (4) spaces are required ($12 * 0.3 = 3.6$ which rounds to 4 spaces).
- ii) Minimum parking standard for Assisted Living Residences, Senior Housing, Nursing Homes, and Adult Day Care: None.
- iii) Minimum parking standard for all other uses: 1 space per 1,000 square feet of gross floor area for such use, excluding the first 5,000 square feet.

3. Accessory Dwelling Units are exempt from any minimum parking requirement in this Zone.
4. Shared driveway requirement: When off-street parking is permitted, construction of two or more residential buildings with parking on adjacent lots shall include a shared driveway located to maximize on-street parking spaces; no existing street tree shall be removed to create a driveway without prior approval by the Jersey City Division of Parks & Forestry.
5. Curb cut standards:
 - a. Maximum number: One (1) curb cut is permitted per lot when off-street parking is a permitted use.
 - b. Maximum width: Ten (10) feet.

F. ~~Parking Standards for One and Two Family Dwellings.~~

1. ~~Parking not required for lots with width of fifty (50) feet or less. Minimum required parking for lots with widths over fifty (50) feet: one space per dwelling unit.~~
2. ~~No parking shall be permitted between the building line and the street line. Garages within the building line are permitted on lots under thirty (30) feet wide.~~
3. ~~Maximum width of curb cut: ten (10) feet; Maximum width of driveway: ten (10) feet; Maximum garage door width: ten (10) feet; only a single curb cut is permitted along the front property line; two garage doors with a pier between them shall be permitted on corner lots where garage entrance(s) shall be located at the rear of the long side of the building.~~
4. ~~Where there is construction of two or more homes with permitted driveways on adjacent lots, new driveways shall be located so as to maximize on-street parking space; no existing street tree shall be removed to create a driveway without prior approval by the Jersey City Division of Parks & Forestry.~~
5. ~~Garages constructed as part of the ground floor of any new two family house shall be at least thirteen (13) feet wide and at least forty four (44) feet deep except on corner lots as described in E.3 above; shall comprise at least fifty percent (50%) of the ground floor interior space; and shall accommodate at least two cars.~~
6. ~~Garages constructed as part of the ground floor of any new single-family house are subject to area and dimensional requirements noted above if and when the subject building is converted into a two-family home. One-car garages approved as part of a single-family home are to be designed to enable expansion in depth to accommodate no less than a 13-foot wide by 44-foot deep garage.~~
7. ~~Conversions of 1st Floor Commercial to Residential: No on-site parking required.~~

G. Permitted conditional uses are as follows:

1. Adaptive reuse of a garage as a dwelling unit, subject to following conditions:
 - a. Maximum of one (1) additional dwelling unit is permitted for a maximum of three (3) dwelling units in the principal structure regardless of lot size.
 - b. Adaptive reuse of garage as a dwelling unit.
 - c. Removal of driveway and curb cut and prohibition of any off-street parking.
 - d. Install new curb and compliance with forestry standards.

- e. If front yard is three (3) feet deep or more, install knee wall planter(s) in front yard and landscape with groundcover, plantings, mulch, shrubs, and/or trees. Planter(s) must be designed and sized to inhibit any front yard parking.
 - f. A portion of the garage not used as dwelling unit may be used for storage, mechanical, refuse, or other ancillary uses. Off-street parking is prohibited.
2. Corner Commercial, subject to the following conditions:
- a. Shall be one of the following defined uses:
 - i) Cafes
 - ii) Laundromats
 - iii) Retail Sales of goods and services
 - iv) Offices and Medical Offices
 - b. There must be an existing commercial use on at least one of the other corner properties at the same intersection where the subject site is located.
 - c. Commercial uses limited to ground floor and cellar or basement levels.
 - d. The corner commercial frontage shall maximize storefront glazing on all street facing facades to the greatest extent possible.
 - e. Maximum permitted lot coverage shall be increased to ninety percent (90%).
 - f. For existing buildings, if a garage is being adaptively reused, improvements shall include removal of the curb cut and replacement with sidewalk and curb.
 - g. A minimum front yard setback of two (2) feet is permitted; however, if an existing building has a front yard setback less than two (2) feet, the setback is considered conforming.
 - h. Class 5 cannabis retailers are prohibited.
3. Multi-unit Residential in Historically Significant Structures, subject to the following conditions:
- a. The existing structure is determined to be historically significant by the Historic Preservation Office.
 - b. Rehabilitation is conducted in compliance with the Secretary of Interior's Standards and Guidelines for the Treatment of Historic Properties. A report shall be provided from a historic preservation specialist certifying the rehabilitation meets the Secretary of Interior Standards for Rehabilitation.
 - c. Permitted Residential Density: A maximum of seventy-five (75) units per acre or four (4) dwelling units in a principal structure, whichever is greater.
 - d. Compliance with the minimum parking ratio for residential uses in this zone.
 - e. Front yard additions are not permitted, unless supported by photographic evidence. The existing front yard setback shall be considered compliant.
4. Surface Parking Lot as a principal use, subject to the following conditions:
- a. Minimum of two (2) parking spaces or twenty percent (20%) of all parking spaces, whichever is greater, shall be reserved and equipped with electric vehicle charging for the general public.
 - b. Maximum lot coverage: Ninety Percent (90%).

- c. Minimum landscaped area: A minimum of ten percent (10%) of the lot shall be planted or mulched with grasses, plants, shrubs, or trees and may not be reduced by any of the porous materials listed above.
 - d. Maximum curb cut and driveway width: Ten (10) feet.
 - e. Parking spaces shall be offered use to general public for a fee on an hourly, daily, weekly, monthly, or annual basis. A Parking Lot License per Chapter 236 of the municipal code shall be obtained and maintained.
 - f. Maximum lot size: 7,500 square feet.
5. Mortuaries, subject to the following conditions:
- a. Minimum lot width or frontage: One hundred (100) feet.
 - b. Minimum parking: One (1) space per employee and one (1) space per every five square feet of floor area exclusive of administrative and preparation areas.

G. Bulk Standards for Houses of Worship.

- 1. Minimum Lot Size: Ten thousand (10,000) square feet.
- 2. Minimum Lot Width: Fifty (50) feet.
- 3. Minimum Lot Depth: One hundred (100) feet.
- 4. Minimum Front Yard: Twenty (20) feet.
- 5. Minimum Side Yards: Ten (10) feet (one)/Twenty (20) feet (both).
- 6. Minimum Rear Yard: Ten (10) feet.
- 7. Maximum Building Height: Four stories and forty (40) feet, exclusive of spires, towers and other ornamental features.
- 8. Maximum Building Coverage: Fifty percent (50%).
- 9. Maximum Lot Coverage: Eighty percent (80%).

H. Bulk Standards for Schools and Governmental Uses.

- 1. Minimum Lot Size: Ten thousand (10,000) square feet.
- 2. Minimum Lot Width: One hundred (100) feet.
- 3. Minimum Lot Depth: One hundred (100) feet.
- 4. Minimum Front Yard: Twenty (20) feet.
- 5. Minimum Side Yards: Ten (10) feet (one)/Twenty (20) feet (both).
- 6. Minimum Rear Yard: Ten (10) feet.
- 7. Maximum Building Height: Four stories and forty (40) feet.
- 8. Maximum Building Coverage: Fifty percent (50%).
- 9. Maximum Lot Coverage: Eighty percent (80%).

I. Parking Standards for Houses of Worship, Schools and Governmental Uses.

- 1. Houses of worship: One space for each ten (10) seats. One seat shall be considered twenty-four (24) inches in calculating the capacity of pews and benches. Houses of worship without

seats or pews shall allow for ten (10) square feet per prayer space in calculating space and shall provide parking at a rate of one stall for each one hundred (100) square feet of prayer space.

2. Schools: One and a half spaces for each classroom from Kindergarten thru 12th grades.
3. Governmental uses: One space for each one thousand (1,000) square feet of gross floor area of office space, plus one space for each official car assigned to the use.

L. Bulk and Parking Standards for Nursing Homes, Assisted Living Residences, and Senior Housing.

1. Minimum Lot Size: Twenty thousand (20,000) square feet.
2. Minimum Lot Width: Two hundred (200) feet.
3. Minimum Lot Depth: One hundred (100) feet.
4. Minimum Front Yard: Fifteen (15) feet.
5. Minimum Side Yards: Ten (10) feet (one)/Twenty (20) feet (both).
6. Minimum Rear Yard: Thirty (30) feet.
7. Maximum Building Height: Four stories and forty (40) feet.
8. Maximum Building Coverage: Fifty percent (50%).
9. Maximum Lot Coverage: Seventy-five percent (75%).
10. Parking: 0.25 spaces per bed.

M. Conditional Use Standards for Mortuaries.

1. Minimum Lot Size: Ten thousand (10,000) square feet.
2. Minimum Lot Width: One hundred (100) feet.
3. Minimum Lot Depth: One hundred (100) feet.
4. Minimum Front Yard: Twenty (20) feet.
5. Maximum Front Yard: Thirty (30) feet.
6. Minimum Side Yard: Ten (10) feet (one), Twenty (20) feet (both).
7. Minimum Rear Yard: Ten (10) feet.
8. Maximum Building Height: Four stories and forty (40) feet.
9. Maximum Building Coverage: Fifty percent (50%).
10. Maximum Lot Coverage: Eighty percent (80%).
11. Parking: One space per employee and one space per every five square feet of floor area exclusive of administrative and preparation areas.

§ 345-42. - R-2 Multi-Unit Family Attached Housing District (four stories or less).

- A. Purpose. The purpose of the multi-unit family attached housing (four stories or less) district is to recognize the existing pattern of housing development and to promote compatible infill development.
- B. Permitted principal uses are as follows:

13. 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. Cannabis Class 5 Retailers are prohibited in this zone.

NO OTHER CHANGES

§ 345-43. - R-3 Multi-Unit Family Mid-Rise District.

A. Purpose.

1. The purpose of the multi-unit family mid-rise district is to provide for a broad range of multi-unit family housing in areas served by arterial streets, mass transit, neighborhood commercial uses and community facilities.
2. The purpose of this zone is to relate the building to the street and not create the type of development that centers the tower in a sea of parking, disconnecting the building from the street.
3. The multi-unit family mid-rise district contains mid-rise buildings of three to eight stories and regulates height and density by lot size.

NO OTHER CHANGES

§ 345-44. - R-4 Multi-Unit Family High-Rise District.

B. Permitted principal uses are as follows:

9. Retail sales of goods and services and offices as part of ground floor high-rise apartment buildings.

13. Offices.

NO OTHER CHANGES

H. Bulk and Parking Standards for Mid-Rise Apartments.

13. Parking:

- a. Minimum one-half (0.5) parking spaces per dwelling unit.
- b. Office uses where permitted: none
- c. A minimum ten (10) feet wide vegetative landscape buffer is required between on-site surface parking areas for mid-rise apartment buildings and any adjacent residential zones of lower density than R-3 (includes R-2, R-1, RH-1, RH-2, R-1A, R-1F, and any other zones of similar low density yet to be adopted).

NO OTHER CHANGES

§ 345-45.

NO CHANGES

§ 345-45.1

NO CHANGES

§ 345-45.2 – RC-3 Residential Commercial District 3 (narrow lots, three and four stories).

B. Permitted Principal Uses:

1. Residential.
2. Retail sales of goods and services on the ground floor along Brunswick Street, Monmouth Street, **Baldwin Avenue**, or Coles Street, or other locations where there are existing, legal storefronts.
3. Professional offices and medical offices on the ground floor along Brunswick Street, Monmouth Street, **Baldwin Avenue**, or **Coles** ~~Cotes~~ Street, or other locations where there are existing, legal storefronts.
4. Cafes on the ground floor along Brunswick Street, Monmouth Street, **Baldwin Avenue**, or Coles Street, or other locations where there are existing, legal storefronts.

NO OTHER CHANGES

§ 345-46. – NC-1 Neighborhood Commercial District 1 (five stories or less).

NO OTHER CHANGES

§ 345-46.1 – NC-2 Neighborhood Commercial District 2 (Six stories or less). ~~O/R Office/Residential District.~~

A. Purpose:

The purpose of this district is to recognize the importance of neighborhood business districts and provide ground floor commercial in mixed-use buildings to promote walkability. To increase pedestrian safety, pedestrian scale aesthetics and environmental performance.

B. Permitted principal uses are as follows:

1. Retail sales of goods and services.
2. Offices.
3. Hotels.
4. Financial institutions without drive-thru facilities.
5. Restaurants, category one, two and three.
6. Theaters and museums.
7. Governmental uses.
8. Parks and playgrounds.

9. Residential apartments above ground floor.
 - a. Compliance provision: lots that were formerly zoned C/A are subject to mandatory affordable housing set aside per Chapter 187 if the developer of such lot builds fifteen (15) or more residential units onsite or subdivides the lot and buildings fifteen (15) or more residential units in aggregate.
 10. Educational facilities, public and private, above ground floor.
 11. Civic uses.
 12. Bars.
 13. Child day care centers.
 14. Medical offices.
 15. Health clubs.
 16. Cafes.
 17. Business Incubators.
 18. Any combination of the above.
- C. Uses incidental and accessory to the principal use, such as:
1. Off-street parking.
 2. Fences and walls.
 3. Signs.
 4. Sidewalk cafes associated with category one and two restaurants.
 5. T.V., radio, and/or stereo systems accessory to bars and restaurants.
 6. Meeting rooms and facilities
 7. Home occupations
 8. Live entertainment accessory to Category One restaurants only, subject to issuance of a "restaurant entertainment license" by the Division of Commerce and the restrictions as to decibel level, hours of operation, and location of entertainment providers attached to that license (see Ordinance #12-001).
- D. Conditional uses:
1. Residential on the ground floor:
 - a. Following conditions apply when no commercial uses are proposed:
 - i. Subject lot is not a corner lot.
 - ii. Subject lot is directly adjacent to other properties with ground floor residential.
 - b. Following conditions apply when ground floor commercial is proposed:
 - i. Residential uses are limited to a maximum of forty percent (40%) of the ground floor.
 - ii. Commercial uses shall be at least forty percent (40%) of the ground floor.
- E. Bulk standards for Neighborhood Commercial District 2 Uses:
1. All existing lots of record at time of the adoption of this section are considered conforming.
 2. Minimum lot size: Two thousand five hundred (2,500) square feet.
 3. Minimum lot width: Twenty-five (25) feet.

4. Minimum lot depth: One hundred (100) feet.
 5. Front yard setback:
 - a. Setback shall be sufficient to provide a minimum sidewalk width of 15 ft
 - b. A green buffer/planting area with a minimum width of 3 ft shall be provided between the building facade and the 15 ft wide sidewalk. This green buffer shall incorporate a knee wall to protect the planting area. An integrated irrigation system is required. Runoff water is required to permeate into the ground below. Pedestrian scale lighting shall be incorporated into the green buffer. See Design Standards below for recommended landscape materials/treatments.
 - c. No awning or canopy should extend more than 5 ft off the building façade
 6. Minimum side yard:
 - a. On lots less than 50 feet wide: None, except where there exists a window on the adjacent structure. In that instance, the building must be setback a minimum of 3 feet
 - b. On lots 50 feet wide or more: parking garage levels may be built to the side lot line, and residential or upper floors shall provide a minimum of five (5) on each side.
 7. Minimum rear yard: Parking garages on the ground floor may have a zero-foot setback, all other floors shall have a minimum rear yard equal to 25% of the lot depth
 8. Coverage Standards:
 - a. Standard on lots less than 5,000 square feet: a maximum of eighty (80%) lot coverage.
 - b. Standard on lots 5,000 square feet or more: a maximum of one hundred (100%) lot coverage if a parking garage is provided, and a maximum of eighty (80%) lot coverage if no parking is provided.
 9. Maximum building height: Six stories and sixty-four (64) feet
 10. Minimum floor to ceiling heights:
 - a. Ground floor: minimum floor to ceiling height is eleven (11) feet.
 - b. Upper floors: minimum floor to ceiling height is nine feet; however, the top floor may have a minimum floor to ceiling height of eight feet.
 - c. Drop ceilings for bathrooms, kitchens, corridors and other similar spaces are exempt from floor to ceiling minimums.
- G. Parking standards and requirements:
1. Curb cuts on Communipaw Avenue shall be kept to a minimum. Where possible, curb cuts shall be located on side streets.
 2. Curb cuts are only permitted to gain access to off-street parking areas with five parking spaces or more. This shall result in zero parking required where the minimum parking required is less than five spaces as per the parking standards and requirements of this zone.
 3. No on-site parking is required for additions on structures for adaptive reuse of existing buildings.
 4. Maximum width of curb cut: 10 feet
 5. No parking is permitted for lots 50 feet wide or less.
 6. Parking is permitted on lots that are greater than 50 feet wide, and parking is required for new construction on lots 75 feet wide and greater.

7. A minimum of ten percent (10%) of total parking spaces shall be dedicated charging locations for electric vehicles.
8. Minimum parking requirements and queuing standards for Category 3 restaurants:
 - a. One space per three hundred (300) square feet.
 - b. The queuing lane shall not conflict with ingress/egress and/or parking aisles required for circulation pertaining to any use on the site.
 - c. The queuing lane shall be contained on-site.
9. Minimum parking requirements for all other uses:
 - a. Residential uses shall provide a minimum of two-tenths (0.2) space per bedroom. For the purpose of calculating this requirement studio apartments shall be counted as one-bedroom apartments.
 - b. Hotels: 1 space: 8 rooms
 - c. For all non-residential or non-hotel room uses: when the gross floor area is greater than five thousand (5,000) square feet: one space per one thousand (1,000) square feet.
 - d. In no instance shall parking be permitted between the front building line and street line.

H. Design Standards:

- a. Given the historic and ongoing (in-part) industrial use of the area, industrial characteristics shall be incorporated in façade design of new structures. When appropriate, adaptive reuse is encouraged to maintain portions of the existing industrial fabric within the area. Materials evoking historic industrial building characteristics such as brick, stone, cast stone, metal, concrete, and wood shall be used.
- b. All façade vents for air conditioning or heating units shall be integrated into the window design such that vent grills and windows appear as a single unit.
- c. Required green roof ratio: When building coverage exceeds sixty percent (60%), a green roof system is required of at least 200 square feet or ten percent (10%) of the lot area, whichever is greater. Green roof trays are acceptable.
- d. At least twenty percent (20%) of every lot shall be landscaped with one of the following materials:
 - i. Reinforced lawn.
 - ii. Ground cover.
 - iii. Rain garden.
 - iv. Bioswales.
 - v. Plants that are native, non-invasive and proven drought resistant in an urban environment.

~~A. Purpose. The purpose of this district is to accommodate residential and office uses in close proximity to Journal Square. The zone encourages development of attractive high rise office, residential and mixed use structures.~~

~~B. Permitted principal uses are as follows:~~

- ~~1. Offices.~~
- ~~2. Financial institutions and brokerage houses.~~
- ~~3. Retail sales of goods and services on the ground floor only.~~

4. ~~Restaurants, category one and two.~~

5. ~~Mid-rise apartments.~~

6. ~~High-rise apartments.~~

7. ~~Theaters.~~

8. ~~Hotels.~~

9. ~~Public and private colleges, universities and technical/vocational schools.~~

10. ~~Governmental uses.~~

11. ~~Medical offices.~~

12. ~~Child Day Care Centers.~~

13. ~~Any combination of the above.~~

C. ~~Uses incidental and accessory to the principal use, such as:~~

1. ~~Off street parking garages and lots and off street loading.~~

2. ~~Fences and walls.~~

3. ~~Signs.~~

4. ~~T.V., radio, and/or stereo systems accessory to bars and restaurants.~~

5. ~~Live entertainment accessory to Category One restaurants only, subject to issuance of a "Restaurant Entertainment License" by the Division of Commerce and the restrictions as to decibel level, hours of operation, and location of entertainment providers attached to that license (see Ordinance #12-001).~~

D. ~~Bulk Standards for Office/Residential District.~~

1. ~~Minimum Lot Size: Ten thousand (10,000) square feet.~~

2. ~~Maximum Density: One hundred fifty (150) units per acre.~~

3. ~~Minimum Lot Width: One hundred (100) feet.~~

4. ~~Minimum Lot Depth: One hundred (100) feet.~~

5. ~~Minimum Front Yard: None.~~

6. ~~Maximum Front Yard: Fifteen (15) feet.~~

7. ~~Minimum Rear Yard: Thirty (30) feet.~~

8. ~~Minimum Side Yard: Ten (10) feet.~~

9. ~~Minimum Building Height: Four stories and forty (40) feet.~~

10. ~~Maximum Building Height: One hundred ten (110) feet.~~

11. ~~Maximum Building Coverage: Sixty-five percent (65%).~~

12. ~~Maximum Lot Coverage: Seventy-five percent (75%).~~

E. ~~Parking Standards for Office/Residential Uses.~~

1. ~~No on-site parking is required for additions on structures for adaptive reuse of existing buildings.~~

2. ~~Offices (except medical offices): One space per one thousand (1,000) square feet.~~

3. ~~Medical Offices: One space per five hundred (500) square feet.~~
4. ~~Retail sales of goods and services: One space per six hundred (600) square feet of gross floor area.~~
5. ~~Financial institutions and brokerage houses: One space per one thousand (1,000) square feet.~~
6. ~~Restaurants: One space per four seats.~~
7. ~~Theaters and museums: No parking required.~~
8. ~~Colleges, universities and adult technical/vocational schools above ground floor: Two spaces per classroom, plus one space per twenty (20) seats for each auditorium, gymnasium and lecture hall.~~
9. ~~Hotels: One space per one thousand (1,000) square feet of gross floor area per room including all purpose rooms such as banquet, meeting and conference rooms.~~
10. ~~Residential uses shall provide a minimum of two tenths (0.2) space per bedroom. For the purpose of calculating this requirement studio apartments shall be counted as one bedroom apartments.~~

§ 345-46.2 – NC-3 Neighborhood Commercial District 3 (110 feet or less). ~~CBD Central Business District.~~

A. Purpose.

1. The purpose of this district is to foster the development of a vibrant and accessible citywide activity district that is a center of commerce and civic activity. It functions as a Local and regional destination for business, retail, education, government services, entertainment and transportation.
2. The **Neighborhood Commercial District 3** ~~central business district~~ contains numerous commercial, residential, institutional and government/public uses in a high intensity urban context.

B. Permitted principal uses are as follows:

1. Government uses.
2. Public and private colleges, universities and technical/vocational schools.
3. Parking garages.
4. Retail sales of goods and services.
5. Offices.
6. Hotels.
7. Conference centers.
8. Restaurants, category one and two.
9. Financial institutions without drive-thru facilities.
10. Theaters.
11. Billboards on buildings **(Except that in Historic Districts billboards are prohibited).**
12. **Residential.** ~~Mid-rise apartments.~~

13. **Civic.** ~~High-rise apartments.~~
 14. Medical offices.
 15. Child Day Care Centers.
 16. Any combination of the above.
- C. Uses incidental and accessory to the principal uses, such as:
1. Parking garages.
 2. Meeting rooms, conference facilities, gymnasiums and exercise rooms and pools.
 3. Signs.
 4. T.V., radio, and/or stereo systems accessory to bars and restaurants.
 5. Live entertainment accessory to Category One restaurants only, subject to issuance of a "Restaurant Entertainment License" by the Division of Commerce and the restrictions as to decibel level, hours of operation, and location of entertainment providers attached to that license (see Ordinance #12-001).
- D. Bulk Standards ~~for Central Business District.~~
1. Minimum Lot Size: Ten thousand (10,000) square feet. Existing lots are considered conforming in size, width and depth.
 2. Minimum Lot Width: One hundred (100) feet.
 3. Minimum Lot Depth: One hundred (100) feet.
 4. Front Yard Setback: None if under eight stories; **a minimum of fifteen (15) feet if over eight stories as measured from the curb to the Building Line.**
 5. Rear Yard: **A minimum of fifteen percent (15%) of lot depth.** ~~None.~~
 6. Side Yard: None.
 7. Maximum Building Height: One hundred ten (110) feet.
 - ~~8. Minimum Building Height: Four (4) stories.~~
 9. Maximum Building Coverage: One hundred percent (100%).
- E. Standards for Billboards.
1. Maximum height: Sixty (60) feet above grade at their highest point when erected on the roof of a building.
 2. Setback from roof edge: Five feet.
 3. Maximum area: Six hundred (600) square feet with maximum vertical dimension of twelve (12) feet for each sign. When billboard has more than one face, the maximum area shall be seven hundred fifty (750) square feet.
- F. Parking Standards ~~for Central Business District.~~
1. No on-site parking is required for additions on structures for adaptive reuse of existing buildings.
 - 2. No on-site parking is required, nor to the following minimums apply, on lots less than ten thousand (10,000) square feet.**

3. Offices (except medical offices), financial institutions, brokerage houses, governmental uses and colleges and universities: 0.7 space per one thousand (1,000) square feet of floor area.
 4. Medical Offices: One space per five hundred (500) square feet, excluding the first two thousand (2,000) square feet of ground floor area.
 5. Hotels: One space per one thousand (1,000) square feet of gross floor area including all-purpose rooms such as banquet, meeting and conference rooms.
 6. Residential uses shall provide a minimum of two-tenths (0.2) space per bedroom. For the purpose of calculating this requirement studio apartments shall be counted as one-bedroom apartments.
 7. Retail sales of goods and services, restaurants, bars, theaters and night ~~clubs~~ ~~dubs~~: One space per ~~one thousand (1,000)~~ ~~six hundred (600)~~ square feet of gross floor area, excluding the first five thousand (5,000) square feet of gross floor area.
- G. Compliance Provision: Lots that were Zoned O/R Office Residential when Ordinance 21-077 (aka Inclusionary Zoning Ordinance) was adopted on December 15, 2021 will be subject to a mandatory affordable housing set aside per Chapter 187 if the developer of such lot builds more than one hundred fifty (150) dwelling units per acre.

§ 345-47. – HC Highway Commercial District.

- E. Bulk Standards Highway Commercial District.
1. Minimum Lot Size: Ten thousand (10,000) square feet.
 2. Minimum Perimeter Setback: Fifteen (15) feet ~~for lots ten thousand (10,000) square feet or more. Otherwise, none.~~
 3. Maximum Building Height: Six stories.
 4. Maximum Building Coverage: Fifty percent (50%).
 5. Maximum Lot Coverage: Ninety percent (90%).
- F. Parking Standards for Highway Commercial District.
1. Surface parking ~~areas or aisles~~ should be distributed around the building, and ~~at least ten percent (10%) of surface parking areas shall be landscaped along the front property line or between parking aisles. no more than sixty percent (60%) of required on-site parking shall be located between the front façade of any principal building and the primary abutting street.~~
 2. ~~Lots with thirty (30) or more parking spaces shall be designed with a reasonable amount of pedestrian refuge areas and paths between parking stalls or aisles to better facilitate pedestrian movement and safety.~~

NO OTHER CHANGES.

§ 345-48. to § 345-57.

NO CHANGES.

§ 345-58. – H Historic District.

- B. Permitted principal uses in all Historic Districts are as follows (Paulus Hook Historic District, north of York Street only, shall refer to the **NC-3** ~~O/R~~ district for principal permitted uses and bulk standards):
- C. Accessory uses permitted in all Historic Districts.
 - 3. Live entertainment accessory to Category One restaurants only, where permitted as conditional uses or where **NC-3** ~~O/R~~ use standards apply, subject to issuance of a "Restaurant Entertainment License" by the Division of Commerce and the restrictions as to decibel level, hours of operation, and location of entertainment providers attached to that license (see Ordinance #12-001).

NO OTHER CHANGES.

§ 345-59. to § 345-59.3

NO CHANGES.

§ 345-59.4 – MWORKS Marion Works Office/Residential Overlay District.

- I. Signage: The signage regulations as found in section 345-68 of this ordinance, and as applied to the **NC-3** ~~O/R~~ District shall apply to the MWORD district. In addition, the following signage may be permitted by the Planning Board after site plan review and approval.

NO OTHER CHANGES

§ 345-59.5 to § 345-59.6

NO CHANGES.

§ 345-59.7 – Affordable Housing Overlay

- H. Affordable Housing Set-Aside:

- 3. **When the calculation of the affordable housing set-aside results in a fractional affordable unit, the fraction shall be rounded up if the fraction is one-half (.5) or higher. This shall mean that the affordable housing unit shall be provided. When the fraction is less than one half, the developer shall provide a payment in lieu of the fractional unit. The payment shall be calculated based on a pro rata basis of \$180,000.00 per unit.** ~~When the calculation of the affordable housing set-aside results in a fractional affordable unit, the fraction shall be rounded up if the fraction is one-half (.5) or higher. This shall mean that the affordable housing unit shall be provided. When the fraction is less than one-half, the developer shall provide a contribution of \$180,000.00 to be deposited to the Affordable Housing Trust Fund.~~

a. Example Calculations:

- 1. 14 total units X 10% set-aside = 1.4. A calculation of 1.4 results in:

- $0.4 \times \$180,000 = \$72,000$ contribution required; and $0.4 = \$180,000.00$ contribution; and
 - 1.0 = 1 on-site affordable unit required.
2. 7 total units X 15% set-aside = 1.05. A calculation of 1.05 results in:
- 1.05 rounds to 1.1
 - $0.1 \times \$180,000 = \$18,000$ contribution required; and $0.1 = \$180,000.00$ contribution; and
 - 1.0 = 1 on-site affordable unit required.
3. 23 total units X 15% set-aside = 3.45. A calculation of 3.45 rounds to 3.5 and results in:
- 3.5 rounds to 4.
 - 4 on-site affordable units required, no contribution required.

NO OTHER CHANGES

§ 345-60 – Supplementary Zoning.

A. General. NO CHANGES

- B. Principal Structures. Only one principal structure may be located on a single lot in the R-1, RH-1, RH-2, R-1A, R-1F, R-1W, R-2, R-3, R-4, RC-1, RC-2, RC-3, NC-1, NC-2, NC-3 OR zones, and residential and mixed-use residential zones in Redevelopment Plans. In all other zones, related compatible principal structures under one management may be erected, used or occupied provided that all yard, setback, and coverage requirements of this Chapter are met.

C. to H. NO CHANGES

I. Accessory Structures and Uses Unless Regulated Elsewhere in this Chapter.

1. General Requirements.

- a. No accessory structure shall be built upon any lot on which there is no principal building or structure.
- b. Unless specified elsewhere, in the NC, HC, C/A and residential zones, no accessory structure shall exceed fifteen (15) feet in height.
- c. The distance between the accessory structure and a principal building on the same lot shall meet the minimum requirements for fire, health and safety regulations of any City and/or State regulations.
- d. No accessory structure(s) shall be located in a required front yard or in any area, such as the "side" front yard of a corner lot, where front yard setbacks apply. On through lots, no accessory structure erected shall be nearer to the "rear" street line than the minimum front yard setback for the zone in which such lot is located.
- e. Any accessory structure attached to the principal building shall be considered a part of the principal building regardless of the technique of connecting the principal and accessory building and shall adhere to the yard requirements of the principal building.
- f. Unless specified elsewhere, minimum setbacks from side and rear lot lines for accessory structures shall be set back the minimum side yard of the principal building, but in no case less than three feet.

NO OTHER CHANGES

§ 345-60.5 – Cannabis Establishment Regulations.

1 – Purpose. **NO CHANGES**

2 – Definitions. **NO CHANGES**

3 – General Provisions. **NO CHANGES**

4 – Cannabis Establishments, classes 1 to 5, shall be permitted conditional uses, as regulated herein.

A. **NO CHANGES**

B. **NO CHANGES**

C. Microbusiness subject to a Class 5 (Cannabis Retailer) license shall be a permitted conditional use, as regulated herein.

1. The microbusiness shall be located wholly or partially within one or more of the following zoning districts:

a. Neighborhood Commercial (NC), Residential Commercial District 2 (RC-2), Commercial/Automotive (C/A), Highway Commercial (HC), Waterfront Planned Development (WPD), **Neighborhood Commercial 2 (NC-2), Neighborhood Commercial 3 (NC-3)**, Port Industrial (PI), and Industrial (I). ~~Central Business District (CBD), and Office/Residential (O/R).~~

b. Any district, zone, overlay, or subdistrict of a Redevelopment Plan where retail sales of goods and services is a permitted principal use.

2. To 5. **NO CHANGES.**

D. Cannabis Establishments subject to a Class 5 (Cannabis Retailer) license, which do not classify as a Microbusiness, shall be a permitted conditional use, as regulated herein.

1. The Cannabis Establishment shall be located wholly or partially within one or more of the following zoning districts:

a. Neighborhood Commercial (NC), Residential Commercial District 2 (RC-2), Commercial/Automotive (C/A), Highway Commercial (HC), Waterfront Planned Development (WPD), **Neighborhood Commercial 2 (NC-2), Neighborhood Commercial 3 (NC-3)**, Port Industrial (PI), and Industrial (I). ~~Central Business District (CBD), and Office/Residential (O/R).~~

b. Any district, zone, overlay, or subdistrict of a Redevelopment Plan where retail sales of goods and services is a permitted principal use.

2. to 5. **NO OTHER CHANGES.**

NO OTHER CHANGES

§ 345-61 to § 345-67.

NO CHANGES.

§ 345-68. – Signs.

A. Exempt Signs. **NO CHANGES**

B. Zoning Standards.

1. to 4. **NO CHANGES**

5. The following signs are prohibited:

- a. No billboards or other off-site advertising signs shall be erected, used or maintained within the City of Jersey City except in the **NC-3 Neighborhood Commercial District 3** ~~CBD-Central Business District~~.
- b. No signs shall be placed on fences, walls, utility poles, trees, railway or road bridges, bridge supports or abutments, retaining walls, parking meters or water towers unless approved by the City Council.
- c. No roof signs, also known as "sky signs" shall be allowed except in the **NC-3** ~~CBD~~.
- d. No signs above the second floor of any building other than hotels.
- e. No sign shall be placed on an accessory building.
- f. No sign shall be lighted by means of a varied illuminated light, nor shall any sign be in whole or in any part moving, mobile, revolving and/or electrically or mechanically activated except in the **NC-3 Neighborhood Commercial District 3** ~~CBD-Central Business District~~. Signs displaying the time and/or temperature shall be permitted in non residential districts.
- g. No sign shall be allowed with the optical illusion of movement by means of a design which presents a pattern capable of reverse perspective, giving the illusion of motion or changing copy except in the **NC-3** ~~CBD~~.
- h. No signs shall be allowed that are placed on or affixed to vehicles and/or trailers which are parked on a public right-of-way, public property or private property so as to be visible from a public right-of-way where the apparent purpose is to advertise a product, service or activity or direct people to a business or activity. This is not intended, however, to prohibit signs placed on or affixed to vehicles, buses or trailers where the sign is incidental to the primary use of the vehicle or trailer.
- i. No sign shall be allowed to obstruct any window or door opening used as a means of egress, interferes with an opening required for legal ventilation, or is attached to or obstructs any standpipe, fire escape or fire hydrant.
- j. No sign shall be allowed which obstructs the view of vehicle operators or pedestrians entering a public roadway from any parking area, service drive, public driveway, alley or other thoroughfare.
- k. No building sign shall be greater than four (4) feet from the building face.

6. The following signs and the standards and conditions that govern such signs are set forth in the sign matrix. All other signs are expressly prohibited.

C. Design Standards. **NO CHANGES.**

D. Nonconforming Signs. **NO CHANGES.**

E. Sign Matrix, Sign Standards by Zone and/or Use.

Zone and/or Use	Type of Signage by district	Max. Area (sq. feet)	Max. Number	Max. Height of Sign from Grade (feet)	Min. Setbacks of Freestanding Signs (feet)	Notes
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R-1, RH-1, RH-2 R-1A, R-1F, R-1W	One and Two Family Housing					Design standards in § 345-68 shall apply
Residential Dwelling	One and Two Family					
	Nameplate only	1	1	N/A	N/A	Nameplate must be attached to the dwelling
Houses of Worship, Schools, Governmental uses, Civic						
	Freestanding (Monument only) or Building	24	1	4	½ of the required front yard setback	
Mortuaries						
	Freestanding (Monument only) or Building	20	1	4	½ of the required front yard setback	
Assisted Living, Adult Day Care						
	Freestanding (Monument only) or Building	24	1	4	½ of the required front yard setback	
Senior Housing						
	Building only	20	1	N/A	N/A	
Nursing Homes						
	Freestanding (Monument only) or Building	24	1	4	½ of the required front yard setback	
For all other uses – RC-1 signage standards shall apply						
R-2	Multi-Unit Family Attached Housing					Design standards in § 345-68 shall apply
Townhouses						
	Nameplate only	1	1	N/A	N/A	Nameplate must be attached to the dwelling
Commercial						

	Primary façade (building only)	20 sq. ft. or 5% of the ground floor area of that portion of the primary façade applicable to the commercial use, whichever is smaller	1			Must be attached to the building
On corner lots						
	Secondary façade (building only)	½ the allowable rear for primary façade	1	N/A		On corner lots, the length of any building sign on the secondary facade shall not exceed ½ the width of the primary façade or 12 ½ feet, whichever is smaller
Houses of Worship, Schools, Governmental uses						
	Freestanding (Monument only) or Building	24	1	4	½ of the required front yard setback	
Mortuaries						
	Freestanding (Monument only) or Building	20	1	4	½ of the required front yard setback	
Assisted Living						
	Freestanding (Monument only) or Building	24	1	4		
Senior Housing						
	Building only	20	1	N/A	N/A	
Nursing Homes						

	Freestanding (Monument only) or Building	24	1	4	½ of the required front yard setback	
For all other uses – RC-1 signage standards shall apply						
R-3	Multi-Unit Family Mid-Rise					Design standards in § 345-68 shall apply
Residential and Townhouse Multi-Family Mid-Rise Apartments						
	Building only	12	1	N/A	N/A	
Houses of Worship, Schools, Governmental uses						
	Freestanding (Monument only) or Building	24	1	4	½ of the required front yard setback	
Ground Floor Office uses						
	Building only	10	1	N/A		
Mortuaries						
	Freestanding (Monument only) or Building	20	1	4	½ of the required front yard setback	
Assisted Living						
	Freestanding (Monument only)	24	1	4	½ of the required front yard setback	
Senior Housing						
	Building only	20	1	N/A	N/A	
Nursing Homes						
	Freestanding (Monument only) or Building	24	1	4	½ of the required front yard setback	
For all other uses – RC-1 signage standards shall apply						
R-4	Multi-Unit Family High-Rise					Design standards in § 345-68 shall apply
Townhouses						
	Nameplate only	1	1	N/A	N/A	Nameplate must be attached to the dwelling

Mid-Rise Apartments						
	Building only	12	1	N/A	N/A	
High-Rise Apartments						
	Building only	12	1	N/A	N/A	
Houses of Worship, Schools, Governmental uses						
	Freestanding (Monument only) or Building	24	1	4	½ of the required front yard setback	
Mortuaries						
	Freestanding (Monument only) or Building	20	1	4	½ of the required front yard setback	
Assisted Living						
	Freestanding (Monument only) or Building	24	1	4	½ of the required front yard setback	
Senior Housing						
	Building only	20	1	N/A	N/A	
Nursing Homes						
	Freestanding (Monument only) or Building	24	1	4	½ of the required front yard setback	
Commercial						
	Primary façade (building only)	20 sq. ft. or 5% of the ground floor area of that portion of the primary façade applicable to the commercial use, whichever is smaller	1			
On corner lots						
	Secondary façade (building only)	½ the width for primary façade	1			On corner lots, the length of any building sign on the secondary facade shall

						not exceed ½ the width of the primary façade
RC-1	Residential Commercial - 1					Design standards in § 345-68 shall apply
Commercial and Office Uses						
	Ground floor	1 sf for each linear foot of frontage	1 per frontage for corner lots			Must be attached to the building
	Projecting/Blade Signs	8 sq ft	1 per frontage			May project a maximum of 4 ft. from the building. Minimum distance between the ground and bottom of the sign is 8 feet; must be hung by brackets at right angles to the façade
	Window	No more than 25% of total glazed area of a storefront or of any individual window signage shall be calculated into the maximum building signage area		N/A		
RC-2	Residential Commercial - 2					Design standards in § 345-68 shall apply
Commercial and Office Uses						

	Ground floor	1 sf for each linear foot of frontage	1 per frontage for corner lots			Must be attached to the building
	Projecting/Blade Signs	8 sq ft	1 per use			May project a maximum of 4 ft. from the building. Minimum distance between the ground and bottom of the sign is 8 feet; must be hung by brackets at right angles to the façade
	Window	No more than 25% of total glazed area of a storefront or of any individual window signage shall be calculated into the maximum building signage area		N/A		
RC-3	Residential Commercial - 3					Design standards in § 345-68 shall apply
Commercial and Offices Uses						
	Ground floor	1 sf for each linear foot of frontage	1 per frontage for corner lots			Must be attached to the building
	Projecting/Blade Signs	8 sq ft	1 per use			May project a maximum of 4 ft. from the building. Minimum distance

						between the ground and bottom of the sign is 8 feet; must be hung by brackets at right angles to the façade
	Window	No more than 25% of total glazed area of a storefront or of any individual window signage shall be calculated into the maximum building signage area		N/A		
NC-1 NC-2	Neighborhood Commercial District 1 or 2					Design Standards in § 345-68 shall apply
Commercial and Office Uses						
	Ground floor	20 sq. ft. or 5% of the ground floor area of that portion of the primary façade applicable to the commercial use, whichever is smaller	1 per frontage for corner lots			
	2nd to 5th floor where there are commercial or office tenants on that floor	10 sq. ft.	1 per floor; 1 per frontage for corner lots			Signage shall not be internally lit nor shall any signs be lit by

						external sources
	Projecting only	8 sq. ft.	1 per commercial tenant			May project a maximum of 4 ft. from the building. Minimum distance between the ground and bottom of the sign is 8 feet; must be hung by brackets at right angles to the façade
	Window	No more than 25% of total glazed area of a storefront or of any individual window signage shall be calculated into the maximum building signage area		N/A		
	Canopies, marquees, and awnings	Signage shall be calculated into the maximum building signage area	N/A	N/A		
Theatres, Museums, Governmental uses, Parking Garages and lots						
	Building only	24	1	N/A	N/A	
Colleges and Universities						
	Building only	10	1	N/A	N/A	
O/R	Office/Residential					Design standards in § 345-68 shall apply

Retail Office, Financial Institutions, Restaurants, Bars, Hotels, Theatres and Indoor Entertainment uses						
	Primary façade (building only)	20-sq. ft. or 5% of the ground floor area of that portion of the primary façade applicable to the commercial use, whichever is smaller	1			
	Projecting only	8	1			May project a maximum of 4 ft. from the building. Minimum distance between the ground and bottom of the sign is 8 feet; must be hung by brackets at right angles to the façade
	Window	No more than 25% of total glazed area of a storefront or of any individual window signage shall be calculated into the maximum building signage area		N/A	N/A	
	Canopies, marquees, and awnings	Signage shall be calculated	N/A	N/A		

		into the maximum building signage area				
	Secondary façade or corner lots (building only)	½ the width of the primary façade	1			On corner lots, the length of any building sign on the secondary façade shall not exceed ½ the width of the primary façade
Colleges and Universities						
	Building only	10	2	N/A	N/A	
Residential Apartments						
	Building only	12	1	N/A	N/A	
NC-3 CBD	Neighborhood Commercial District 3 Central Business District					Design standards in § 345-68 shall apply
Nonresidential Uses						
	Primary façade (building only)	20 sq. ft. or 5% of the ground floor area of that portion of the primary façade applicable to the commercial use, whichever is smaller	1			
	Projecting only	30				Must be hung by brackets at right angles to the facade, maximum distance between floor and bottom of the sign

						shall be 8 feet
	Window	No more than 25% of total glazed area of a storefront or of any individual window signage shall be calculated into the maximum building signage area	N/A	N/A	N/A	
	Canopies, marquees, and awnings	Signage shall be calculated into the maximum building signage area	N/A	N/A	N/A	
	Secondary façade or corner lots (building only)	½ the width of the primary façade	1			On corner lots, the length of any building sign on the secondary façade shall not exceed ½ the width of the primary façade
Residential Apartments						
	Building only	12	1	N/A	N/A	
Billboards						See § 345-46.
HC	Highway Commercial					Design standards in § 345-68 shall apply
Permitted Uses except service stations						
	Building (per tenant or store)	10% of the wall to which its attached	1 per primary entrance; 1 per	25% of the height of the wall		

		Side or rear entrance - ½ the area of the primary sign area	frontage; 1 per side or rear entrance			
	Freestanding (which only identifies name of center area and/or key tenants)	150	1 per multi-user center	25	½ of the required front yard setback	Letter height: 12 inches
	Window	10% of total glazed area of a storefront of any individual window	N/A	N/A	N/A	
Service Station						
	Freestanding	80	1 per frontage	18	10	
	Building	50	1	not to exceed height of roof line	N/A	
	Canopy (including logo)	5 per frontage	1 per frontage	N/A	N/A	
C/A	Commercial/Automotive					Design standards in § 345-68 shall apply
Service Station						
	Free standing	80	1 per frontage	18	10	
	Building	50	1	not to exceed height of roof line	N/A	
	Canopy (including logo)	5 per frontage	1 per frontage	N/A	N/A	
Permitted Uses except service stations						
	Freestanding	80	1	15	½ of the required front yard setback	
	Building (per tenant)	10% of the wall to which it is attached. Side or rear	1 per primary entrance; 1 per frontage; 1	Maximum 25% of the height of the wall		

		entrance - ½ the area of the primary sign area	per side or rear entrance			
	Window	10% of total glazed area of a storefront or any individual window				
I	Industrial					Design standards in § 345-68 shall apply
Permitted uses						
	Building	10% of area of the 1st story of the wall to which it is attached or 200 sq. ft, whichever is less				
	Building on corner lot	300 sq. ft. with no more than 200 sq. ft. facing any one street	3 per frontage			
	Freestanding (Monument only)	80	1	6	½ of the required front yard setback	
PI	Port Industrial					Design standards in § 345-68 shall apply
Permitted uses						
	Building	10% of area of the 1st story of the wall to which it is attached or 200 sq. ft, whichever is less	3 per frontage			

	Building on corner lot	300 sq. ft. with no more than 200 sq. ft. facing any one street	3 per frontage			
	Freestanding (Monument only)	80 sq. ft.	1	6	½ of the required front yard setback	
U	University					Design standards in § 345-68 shall apply
Permitted uses						
	Building	10% of area of the 1st story of the wall to which it is attached or 200 sq. ft, whichever is less	1 per building	N/A		
	Freestanding (if building has a minimum of 10 feet setback) Monument only	50 sq. ft.	1	5	½ of the required front yard setback	
M	Medical					Design standards in § 345-68 shall apply
Permitted uses						
	Building	10% of area of the 1st story of the wall to which it is attached or a maximum of 50 sq. ft.	1 per building	N/A		
	Freestanding (if building has a minimum of 10 feet setback) Monument only	50 sq. ft.	1	5	½ of the required front yard setback	
G	Government					Design standards in § 345-68 shall apply

Permitted uses						
	Freestanding (Monument only)	24	1	4	5	
P/OS	Parks/Open Space					Design standards in § 345-68 shall apply
Permitted uses						
	Freestanding	20	1 per entrance	5		
WPD	Waterfront Planned Development					Design standards in § 345-68 shall apply
Townhouses						
	Nameplate only	1	1	N/A	N/A	Nameplate must be attached to the building
Multi-Unit Family Mid-Rise Apartments						
	Building only	12	1	N/A	N/A	
Retail, Office, Marinas, and Theatres						
	Primary façade (building only)	300 sq. ft. or 8% of the first story of that portion of the façade applicable to the non-residential use, whichever is smaller	1 per use			
	Window	No more than 25% of total glazed area of a storefront				
	Secondary façade (building only)	½ the area of the primary façade sign	1 per use			
C	Cemetery					Design standards in § 345-68 shall apply
Permitted uses						

	Freestanding	20	1 per entrance	6		
H	Historic District					Design standards in § 345-68 shall apply
Townhouses						
	Nameplate only	1	1	N/A	N/A	Nameplates must be attached to the building
Schools, Houses of Worship, Governmental Uses						
	Freestanding (Monument only) or	20	1	4	½ of required front yard setback	no backlit signage on freestanding or building signage
	Building	20, sum of all signage	2	N/A	N/A	
Bed and Breakfast Inns						
	Building	4	1	N/A	N/A	
Commercial						
	Building (primary façade)	1 sf for each linear foot of frontage	1	N/A	N/A	
	Building (secondary façade)	to match the size of historic sign as documented by site or photograph evidence. If no historic sign, .5 sf for each linear foot of secondary storefront	N/A	N/A	N/A	
	Window		N/A	N/A	N/A	Must be metal paint, etched glass, or other treatment approved by HPO for

						CoNE or HPC for COA
	Projecting Sign	8	1 per façade	N/A	N/A	May project a maximum of 4 ft. from the building. Minimum distance between grade and the bottom of the sign shall be 8 feet; must be hung by brackets
Destination Tourism						Design standards in § 345-68 shall apply
Permitted Uses except service stations						
	Building (per tenant or store)	10% of the wall to which it is attached. Side or rear entrance - ½ the area of the primary sign area	1 per primary entrance; 1 per frontage; 1 per side or rear entrance	maximum 25% of the height of the wall		
	Freestanding (which only identifies name of center and/or key tenants)	150	1	25	½ of required front yard setback	Minimum letter height: 12 inches
	Window	10% of total glazed area of a storefront or of any individual window				
Service Station						
	Freestanding	80	1 per frontage	18	10	
	Building	50	1	not to exceed height of roof line		

	Canopy (including logo)	5	1 per frontage			
Real Estate Signs						Design standards in § 345-68 shall apply
Residential						
	Building only	6	1			The lowest portion of the sign shall be no higher than 10 feet above ground level
Non Residential						
	Freestanding	40 sq. ft. or 3% of the side of the building upon which it is located, whichever is less	1 per frontage			Shall not exceed maximum height of district
	Building	40 sq. ft. or 3% of the side of the building upon which it is located, whichever is less	1 per frontage			Shall not exceed maximum height of district

§ 345-69. – Lighting.

NO CHANGES.

§ 345-70. – Off-street parking and loading and bicycle parking.

A. Automobile Zoning Standards.

1. to 9. **NO CHANGES.**

10. ~~Except as otherwise regulated in this chapter, no more than a single 10-foot wide curb cut, driveway and/or garage door shall be permitted on any lot in the R-1, R-1A, R-1F, R-2, or R-3 zoning districts.~~

NO OTHER CHANGES

§ 345-71. to § 345-73.

NO CHANGES.