

CITY OF JERSEY CITY

ZONING MAP

AS OF OCTOBER 6, 2020

ZONING DISTRICTS

-  R-1 ONE AND TWO FAMILY HOUSING
-  R-1A ONE AND TWO FAMILY HOUSING
-  R-1F ONE AND TWO FAMILY HOUSING
-  R-2 MULTI-FAMILY ATTACHED HOUSING (4 STORIES OR LESS)
-  R-2D PALISADE AVENUE MIXED USE MULTI-FAMILY ATTACHED HOUSING
-  R-3 MULTI-FAMILY MID-RISE
-  R-4 MULTI-FAMILY HIGH-RISE
-  R-5 MULTI-FAMILY LOW-RISE, MIXED USE
-  H HISTORIC DISTRICTS
-  OR OFFICE/RESIDENTIAL
-  NC NEIGHBORHOOD COMMERCIAL
-  C/A COMMERCIAL/AUTOMOTIVE
-  HC HIGHWAY COMMERCIAL
-  CBD CENTRAL BUSINESS DISTRICT
-  U UNIVERSITY
-  M MEDICAL
-  G GOVERNMENT
-  I INDUSTRIAL
-  PI PORT INDUSTRIAL
-  WPD WATERFRONT PLANNED DEVELOPMENT
-  DT DESTINATION TOURISM
-  C CEMETERY
-  P/O PARKS/OPEN SPACE
-  NJSEA NJ SPORTS AND EXPOSITION AUTHORITY

REDEVELOPMENT PLAN AREAS

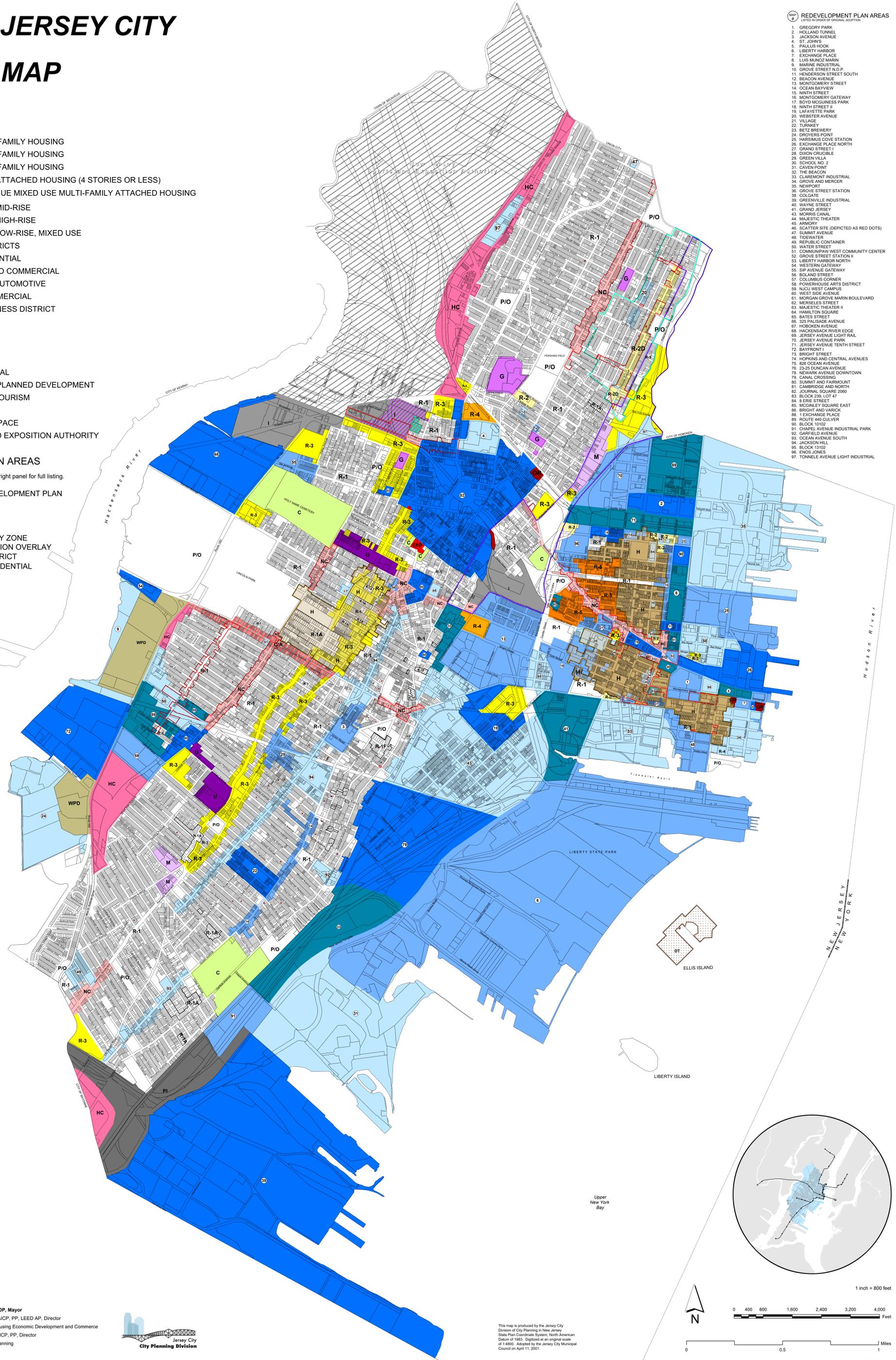
-  see top right panel for full listing.
-  SCATTER SITE REDEVELOPMENT PLAN

OVERLAY DISTRICTS

-  HISTORIC DISTRICTS
-  RESTAURANT OVERLAY ZONE
-  PALISADE PRESERVATION OVERLAY
-  RIVERVIEW ARTS DISTRICT
-  MARION WORKS OFFICE/RESIDENTIAL
-  SUBDISTRICT A
-  SUBDISTRICT B

MAP AMENDMENTS

- APRIL 11, 2001 - zoning Map Adopted
- OCTOBER 10, 2003 - add the Waterfront Redevelopment Plan Area
- MARCH 10, 2004 - add the State Avenue Redevelopment Plan Area
- APRIL 28, 2004 - add the Boland Street Redevelopment Plan Area
- JULY 15, 2004 - add the Columbus Corner Redevelopment Plan Area to the Jersey City Master Plan
- AUGUST 11, 2004 - add the Columbus Corner Redevelopment Plan Area
- SEPTEMBER 8, 2004 - adjust the boundaries of the Water Street Redevelopment Plan Area
- OCTOBER 5, 2004 - add the Warehouse Historic District
- OCTOBER 29, 2004 - add the Powerhouse Redevelopment Plan
- DECEMBER 29, 2004 - add the NJSEA Sports and Exposition Authority
- MARCH 23, 2005 - add the West Side Canal Redevelopment Plan Area
- MAY 18, 2005 - add the Marion Works Office/Residential District and new HC and R-3 zone boundaries
- JUNE 27, 2005 - adjust the boundaries of the Liberty State Park Redevelopment Plan Area
- JULY 27, 2005 - remove a Medical District zone at the St. Francis Hospital site
- NOVEMBER 18, 2005 - remove the Warehouse Historic District
- FEBRUARY 22, 2006 - add the Morgan Grove Marine Redevelopment Plan Area
- MARCH 22, 2006 - add the Majestic and Mereslee Street Redevelopment Plan Area
- APRIL 12, 2006 - Green Villa Redevelopment Plan Amended
- APRIL 26, 2006 - add the St. Francis Redevelopment Plan Area
- MAY 24, 2006 - add the States Street Redevelopment Plan Area
- JUNE 26, 2006 - add the 155 Palisade Avenue Redevelopment Plan
- SEPTEMBER 13, 2006 - add the Hoboken Avenue Redevelopment Plan
- OCTOBER 11, 2006 - add the Hackensack River Canal Redevelopment Plan
- JANUARY 24, 2007 - add the R-1A Zoning District in the West Side Neighborhood
- FEBRUARY 14, 2007 - correct a drafting error removing block 1966 lot 4 D from the Canal Redevelopment Plan
- FEBRUARY 14, 2007 - expand the Journal Square Redevelopment Plan
- FEBRUARY 14, 2007 - partition the Jersey Avenue Redevelopment Plan
- FEBRUARY 15, 2007 - expand the R-1A Zoning District in the Greenville Neighborhood
- AUGUST 22, 2007 - add the Warner Avenue extension to the MLK Redevelopment Plan Area
- SEPTEMBER 11, 2007 - add the R-1F Zoning District, and connect the MLK Redevelopment Plan Area
- MARCH 12, 2008 - add the Bayfront Redevelopment Plan Area
- APRIL 23, 2008 - add the Bayfront Redevelopment Plan Area
- APRIL 23, 2008 - add the Hopkins and Central Redevelopment Plan Area
- MAY 29, 2008 - expand the MLK Redevelopment Plan to include the Glenmont Ave MLK Extension
- JUNE 26, 2008 - add the 628 Ocean Avenue Redevelopment Plan and readjust the boundaries of the Morris Canal and Clarenton Industrial Redevelopment Plans
- AUGUST 6, 2008 - add the 23-25 Duncan Avenue Redevelopment Plan
- SEPTEMBER 24, 2008 - add the Newark Avenue Downtown Redevelopment Plan
- OCTOBER 7, 2008 - add the Danforth Avenue Transit Village Redevelopment Plan
- NOVEMBER 26, 2008 - expand the boundaries of the Monticello Avenue Redevelopment Plan
- DECEMBER 17, 2008 - move 5 lots from the Morris Canal Plan to the Medical Center Plan and remove Medical Center to the Hoboken Redevelopment Plan Area
- JANUARY 28, 2009 - add the Canal Crossing Redevelopment Plan
- AUGUST 12, 2009 - add the Summit and Fairmount Redevelopment Plan
- NOVEMBER 19, 2009 - add the Canal Crossing Redevelopment Plan
- APRIL 28, 2010 - expand the R-1A Zoning District in the West Side Neighborhood
- AUGUST 25, 2010 - add the Journal Square 2000 Redevelopment Plan
- APRIL 13, 2011 - add the Block 228 Lot 47 Redevelopment Plan
- MAY 25, 2011 - add the 8 Elm Street Redevelopment Plan
- AUGUST 31, 2011 - expand the Restaurant Overlay Zone
- OCTOBER 12, 2011 - add the McKinley Square East Redevelopment Plan
- DECEMBER 28, 2011 - add the Heights and Vauxhall Redevelopment Plan
- DECEMBER 14, 2011 - expand R-1A Zone in the Heights Neighborhood
- JANUARY 25, 2012 - expand the Restaurant Overlay Zone
- MARCH 14, 2012 - expand boundaries of the Riverside Redevelopment Plan
- APRIL 11, 2012 - expand the Restaurant Overlay Zone
- MAY 9, 2012 - amend name of Harrison Cove Station Redevelopment Plan formerly known as Hudson Exchange
- JUNE 12, 2012 - add the Exchange Place Redevelopment Plan
- FEBRUARY 27, 2013 - add the Riverview Arts District
- MARCH 13, 2013 - add the River Hill, Colver Redevelopment Plan
- MAY 8, 2013 - amend name of Harrison Cove Station Redevelopment Plan formerly known as St. Francis Hospital
- SEPTEMBER 25, 2013 - expand the Danforth Transit Village Redevelopment Plan
- MAY 14, 2014 - adjust the boundaries of the Danforth Transit Village Redevelopment Plan
- SEPTEMBER 10, 2014 - expand the Journal Square 2000 Redevelopment Plan by incorporating the Spryden Warehouse Redevelopment Plan
- NOVEMBER 25, 2014 - add the Chapel Avenue Industrial Park Redevelopment Plan
- FEBRUARY 17, 2015 - add new cadastral data and updated zoning
- MAY 27, 2015 - expand R-1A in areas of Greenville
- JUNE 15, 2015 - add the West Bergen-Lancaster Lincoln Park Historic District
- SEPTEMBER 9, 2015 - expand boundaries of the Vacant Buildings Redevelopment Plan
- OCTOBER 28, 2015 - add Scatter Site Redevelopment Plan formerly known as Vacant Buildings Redevelopment Plan
- JANUARY 13, 2016 - add the Ocean Avenue South Redevelopment Plan
- MARCH 23, 2016 - expand boundaries of the Restaurant Overlay Zone
- JUNE 15, 2016 - expand boundaries of the Restaurant Overlay Zone, Scatter Site Redevelopment Plan, and the Morris Canal Canal Redevelopment Plan
- SEPTEMBER 14, 2016 - adopt Jackson Hill Redevelopment Plan regarding MLK Drive and Maritima Avenue Redevelopment Plans and adjusting portions of the Green Villa Redevelopment Plan boundaries
- OCTOBER 2, 2016 - adopt Block 3102 Redevelopment Plan adjusting boundaries of Palisade Avenue Redevelopment Plan
- NOVEMBER 29, 2016 - expand boundaries of the Restaurant Overlay Zone to include portions of West Side Avenue
- FEBRUARY 9, 2017 - amend R-1 Low Rise Residential, Mixed Use Zone
- JUNE 28, 2017 - expand boundaries of the Route 440 Culver Redevelopment area to include portions of Block 22102
- AUGUST 2, 2017 - expand boundaries of the Restaurant Overlay Zone to include a portion of the R-3 Zone
- MARCH 14, 2018 - adopt Enzo Jones Redevelopment Plan (Ord. 18-011)
- MAY 24, 2018 - add the R-2D Zone (Ord. 18-045)
- JULY 25, 2018 - expand boundaries of the Chapel Avenue Industrial to include Danforth Transit Village (Ord. 18-075)
- AUGUST 15, 2018 - expand boundaries of the Enzo Jones Redevelopment Plan to include North and Burrells (Ord. 18-089)
- DECEMBER 19, 2018 - adopt Tonnelle Avenue Light Industrial Redevelopment Plan (Ord. 18-140)
- SEPTEMBER 10, 2020 - Amendment to the Scatter Site Redevelopment Plan to include another 16 redlined properties (Ord. 20-001)
- SEPTEMBER 23, 2020 - expand boundaries of the Restaurant Overlay Zone to include Marly Avenue (Ord. 20-073)



- MAP REDEVELOPMENT PLAN AREAS LISTED IN ORDER OF ORIGINAL ADOPTION
1. GREGORY PARK
 2. HOLLAND TUNNEL
 3. JACKSON AVENUE
 4. ST. JOHNS
 5. PAULUS HOOK
 6. LIBERTY HARBOR
 7. EXCHANGE PLACE
 8. LUIS MUNOZ MARIN
 9. MARINE INDUSTRIAL
 10. GROVE STREET N.D.P.
 11. HENDERSON STREET SOUTH
 12. BEACON AVENUE
 13. MONTGOMERY STREET
 14. OCEAN BAYVIEW
 15. NINTH STREET
 16. MONTGOMERY GATEWAY
 17. ROYD MCCLUNNESS PARK
 18. NINTH STREET II
 19. LAFAYETTE PARK
 20. WEBSTER AVENUE
 21. VILLAGE
 22. TURNKEY
 23. BETZ BREWERY
 24. GROVERS POINT
 25. HARSIMUS COVE STATION
 26. EXCHANGE PLACE NORTH
 27. GRAND STREET I
 28. DIXON CRUCIBLE
 29. GREEN VILLA I
 30. SCHOOL NO. 2
 31. CAVEN POINT
 32. THE BEACON
 33. CLAREMONT INDUSTRIAL
 34. GROVE AND MERCER
 35. NEWPORT
 36. GROVE STREET STATION
 37. GRAND STREET II
 38. GREENVILLE INDUSTRIAL
 40. WAYNE STREET
 41. GRAND JERSEY
 42. MORRIS CANAL
 43. MAJESTIC THEATER
 45. ARMORY
 46. SCATTER SITE (DEPICTED AS RED DOTS)
 47. SUMMIT AVENUE
 48. TIDEWATER
 49. REPUBLIC CONTAINER
 50. WATER STREET
 51. COMMUNIPAW WEST COMMUNITY CENTER
 52. GROVE STREET STATION II
 53. LIBERTY HARBOR NORTH
 54. WESTERN GATEWAY
 55. SIP AVENUE GATEWAY
 56. BOLAND STREET
 57. COLUMBUS CORNER
 58. POWERHOUSE ARTS DISTRICT
 59. JACOBI WEST CAMPUS
 60. WEST SIDE AVENUE
 61. MORGAN GROVE MARIN BOULEVARD
 62. MERSELES STREET
 63. MAJESTIC THEATER II
 64. HAMILTON SQUARE
 65. BATES STREET
 66. 325 PALISADE AVENUE
 67. HOBOKEN AVENUE
 68. HACKENSACK RIVER EDGE
 69. JERSEY AVENUE LIGHT RAIL
 70. JERSEY AVENUE PARK
 71. JERSEY AVENUE TENTH STREET
 72. BAYFRONT I
 73. BRIGHT STREET
 74. HOPKINS AND CENTRAL AVENUES
 75. 826 OCEAN AVENUE
 76. 23-25 DUNCAN AVENUE
 78. NEWARK AVENUE DOWNTOWN
 79. CANAL CROSSING
 80. SUMMIT AND FAIRMOUNT
 81. CAMBRIDGE AND NORTH
 82. JOURNAL SQUARE 2000
 83. BLOCK 239, LOT 47
 84. 6 ERIE STREET
 85. MCCOY SQUARE EAST
 86. BRIGHT AND VARICK
 87. EXCHANGE PLACE
 89. ROUTE 440 CULVER
 90. BLOCK 10102
 91. CHAPEL AVENUE INDUSTRIAL PARK
 92. GARFIELD AVENUE
 93. OCEAN AVENUE SOUTH
 94. JACKSON HILL
 95. BLOCK 13102
 96. ENZO JONES
 97. TONNELLE AVENUE LIGHT INDUSTRIAL

STEVEN M. FULOP, Mayor
Annisia Cialone, AICP, PP, LEED AP, Director
Department of Housing Economic Development and Commerce
Tanya Marion, AICP, PP, Director
Division of City Planning



This map is produced by the Jersey City Division of City Planning in New Jersey State Plane Coordinate System, North American Datum of 1983. Digitized at an original scale of 1:4800. Adopted by the Jersey City Municipal Council on April 11, 2001.

