

protect the areas where these homes predominate from future changes to higher densities. Maintaining such neighborhoods will help maintain a diverse and unique housing stock in the city, especially as other areas continue to allow for more intense housing development. In this land use designation, the minimum lot size of 5,000 square feet would be retained, as well as most of the other current bulk, area, and height requirements of the current First Residence District.

This designation is applied predominantly to those areas of the city that are presently located in the First and Second Residence Districts, and which still retain their predominantly detached single-family residential character. Areas of the city where the R-1F designation is prevalent include: the Forest Hill neighborhood in the North Ward; portions of Vailsburg in the West Ward; and portions of Upper Clinton Hill and Weequahic in the South Ward.

Permitted Uses

- Detached single-family dwellings
- Uses permitted in all districts (municipal uses, public parks, playgrounds, gardens, and open space)
- Uses permitted in all residential districts (home-based occupations, primary and secondary schools, community gardens)

Key Bulk and Design Standards

- Minimum lot area: 5,000 square feet
- Parking: one space per residential unit, but parking is not required if the site is within 1,200 feet of Broad Street, Penn, or Newark Light Rail stations, or if the lot has area of less than 5,000 square feet and has frontage exclusively on a collector or arterial street
- Most of the other current bulk, area, and height requirements of the current First Residence District

R-2F Single- and Two-Family Residential

This designation provides for more housing variety than in the R-1F designation, while still maintaining lower density residential character. It is generally applied to those areas of Newark currently located in the Second Residence District. These areas of the city were originally built out with two-family units; contain detached single-family houses that have been transformed into predominantly detached two-family houses; or have a mix of both detached single- and detached two-family houses on smaller lots.

There are only a few areas of Newark in which the housing stock was originally designed and occupied as two-family homes. More common are areas where detached single-family residences have been converted to two-family homes. The R-2F designation

recognizes both of these types of areas and encourages their upkeep and maintenance. In this land use designation, detached single- and two-family homes would be permitted to be built on preexisting lots of 2,500 square feet or more, but new lots for single- and two-family homes created through land subdivision would require a minimum lot size of 3,500 square feet. Areas designated for R-2F in the Land Use Plan include certain areas of Forest Hill, Mount Pleasant, Upper Broadway, and Upper Roseville in the North Ward; Fairmount and Vailsburg in the West Ward; and Dayton, Upper Clinton Hill, and Weequahic in the South Ward.

Permitted Uses

- Detached single- and two-family dwellings
- Places of worship as a conditional use
- Urban farms as a conditional use
- Uses permitted in all districts (municipal uses, public parks, playgrounds, gardens, and open space)
- Uses permitted in all residential districts (home-based occupations, primary and secondary schools, community gardens)

Key Bulk and Design Standards

- Minimum lot area, detached single- and two-family: 2,500 square feet (on preexisting lots) and 3,500 square feet (on new lots created by subdivision)
- Parking: one space per residential unit, but parking is not required if the site is within 1,200 feet of Broad Street, Penn, or Newark Light Rail stations, or if the lot has area of less than 5,000 square feet and has frontage exclusively on a collector or arterial street

R-3F One- to Three-Family and Townhouse Residential

The purpose of this designation is to allow a variety of dwelling types within specified limits. It recognizes that in areas with no single predominant dwelling type it is possible to have a mix of one-, two- and three-family homes. The R-3F designation is applied to areas of Newark that contain varied types of residential development, including detached three-family residential buildings, detached single-family residences that have been converted to two- or three-family homes, row houses or attached single-, two-, or three-family units, and townhouses. It is also applied to areas with high proportions of vacant infill parcels or marginal land, as well as where new housing is being built or is proposed in the form of townhouses or attached two- and three-family residential units. The R-3F designation is the largest of all the residential designations in the Future Land Use Plan.

In this designation, detached single- and two-family homes would be permitted on preexisting lots of 2,500 square feet. New detached

FIG 11.7 Comparison of Existing and Proposed Zoning Districts
Newark, NJ, 2012

Category	Existing Zoning Districts	Proposed Zoning Districts
Residential	R1 First Residential R2 Second Residential R3 Third Residential R4 Fourth Residential	R-1F Detached Single-Family Residential R-2F Single- and Two-Family Residential R-3F One- to Three-Family and Townhouse Residential R-LM Low-Rise Multifamily Residential R-MM Mid-Rise Multifamily Residential R-HM High-Rise Multifamily Residential
Commercial	B1 First Business B2 Second Business B3 Third Business B4 Fourth Business	C-N Neighborhood Commercial C-C Community Commercial C-R Regional Commercial
Industrial	I1 First Industrial I2 Second Industrial I3 Third Industrial	I-L Light Industrial I-M Medium Industrial I-H Heavy Industrial
Downtown		D-L Living Downtown D-B Broad Street Station District D-E Downtown Entertainment/Gateway
Other	H Hospital	RDV Redevelopment MX-1 Mixed Use, Residential/Commercial MX-2 Mixed Use, Residential/Commercial/Industrial INST Institutional EWR Airport EWR-S Airport Support PORT Port PARK Parks and Open Space CEM Cemeteries
Overlays	Downtown Family Restaurant and Entertainment Overlay	O-A Airport Safety Overlay O-H Historic District Overlay O-E Entertainment Overlay

three-family homes would only be permitted on preexisting lots of 3,500 square feet. For new lots created through land subdivision, the minimum lot size would be 3,500 square feet for detached single-, two-, and three-family dwellings. For attached units, whether single-, two-, or three-family (or row houses or townhouses) the maximum permitted density for new development would be in the range of 15 units per acre for single-family units and 40 units per acre for three-family units. Heights of three stories or 35 feet would be permitted.

While existing residential buildings with more than three stories and/or more than three units are not permitted in this district, the Master Plan recognizes their value in serving the housing needs of the community, and that their retention could be consistent with the overall goals and objectives of the Master Plan for the purposes of evaluating variances.

The R-3F designation is provided in all wards of the city and in every neighborhood except for the downtown and the Newark Industrial District. Significant concentrations are located in Mount Pleasant and Upper Broadway in the North Ward; Belmont, Lower Broadway, Lower Roseville, University Heights, and West Side in the Central Ward; Fairmount, Lower Roseville, and Vailsburg in the West Ward; Lower Clinton Hill, Upper Clinton Hill, and Weequahic in the South Ward; and the Ironbound and Lincoln Park in the East Ward.

Permitted Uses

- Detached single-, two-, and three-family dwellings
- Attached single-, two-, and three-family units, row houses, and townhouses

- Community centers as a conditional use
- Daycare facilities as a conditional use
- Places of worship as a conditional use
- Urban farms as a conditional use
- Uses permitted in all districts (municipal uses, public parks, playgrounds, gardens, and open space)
- Uses permitted in all residential districts (home-based occupations, primary and secondary schools, community gardens)

Key Bulk and Design Standards

- Minimum lot area, detached single- and two-family: 2,500 square feet (on preexisting lots) and 3,500 square feet (on new lots created by subdivision)
- Minimum lot area, detached three-family homes: 3,500 square feet (on existing or new lots)
- Maximum building height: three stories or 35 feet
- Parking: one space per residential unit, but parking is not required if the site is within 1,200 feet of Broad Street, Penn, or Newark Light Rail stations, or if the lot has area of less than 5,000 square feet and has frontage exclusively on a collector or arterial street

R-LM Low-Rise Multifamily Residential

This land use category permits a range of housing types and sizes, with larger buildings permitted on more sizable lots. It is mapped in locations where more intense residential development can be accommodated, yet where building heights should be kept relatively low. This designation is applied to those areas of Newark that have been developed with multifamily residential developments of four stories or less, and where such development is recommended to occur. There are historically different types of structures that have been developed in Newark that fall within this category. The first are small structures on individual lots – sometimes freestanding and sometimes attached to a similar building on the adjacent lot – in which there are two or more apartments per floor. These buildings tend to be brick or masonry with flat roofs and built at the street line. The second type are garden apartments comprised of a series of individual buildings or linked buildings containing two or three stories with a pitched roof; these are typically set back from the street and side lot lines and are surrounded by open space. The third type consists of more modern apartments, typically brick or masonry with flat or pitched roofs, which were built by the Newark Housing Authority or non-profit groups. Some of the subsidized housing being built in Newark today is in the form of low-rise multifamily apartments, and sites where this housing is to be located also fall within this designation.

Standards for detached and attached one-, two-, and three-family dwellings and for row houses and townhouses would be the same as indicated for the R-3F designation. New multifamily apartment buildings within this designation would permit a building height of four stories and a density of 60 units per acre. In addition, home professional offices, nursing homes and assisted living residences would be permitted in this designation as conditional uses. Conditional use standards will be designed to allow such uses only in appropriate locations and to limit their impacts on residential uses, such as through stricter requirements for home professional offices for medical and dental practitioners than for other professions.

Areas where there are significant concentrations of land designated R-LM include the Belmont and University Heights neighborhoods in the Central Ward, as well as the northern part of the Ironbound. Other sites also exist in the Dayton, Fairmount, Forest Hill, Lower Broadway, Lower Clinton Hill, Mount Pleasant, Upper Clinton Hill, Upper Roseville, Vailsburg, Weequahic and West Side neighborhoods.

Permitted Uses

- All permitted uses in R-3F
- Low-rise apartment buildings
- Ground-floor retail, service, and office uses permitted as conditional uses
- Home professional offices as a conditional use
- Nursing homes and assisted living as conditional uses

Key Bulk and Design Standards

- Maximum building height: four stories
- Parking: one space per residential unit, but parking is not required if the site is within 1,200 feet of Broad Street, Penn, or Newark Light Rail stations, except in developments with more than 50 units

R-MM Mid-Rise Multifamily Residential

This designation is mapped in a few select locations in the vicinity of transit stations. Its purpose is to promote more intense residential development within walking distance of transit and other services – but in locations not suited for high-rise residential. In addition, this designation is mapped in one location in Upper Clinton Hill where mid-rise residential already exists. While the primary focus of development in this designation is mid-rise residential with a height limitation of eight stories, office, retail, and supportive service establishments (such as gyms and health clubs) would be permitted on the ground floor. In addition, live-work space would also be permitted, along with certain other uses as conditional uses.