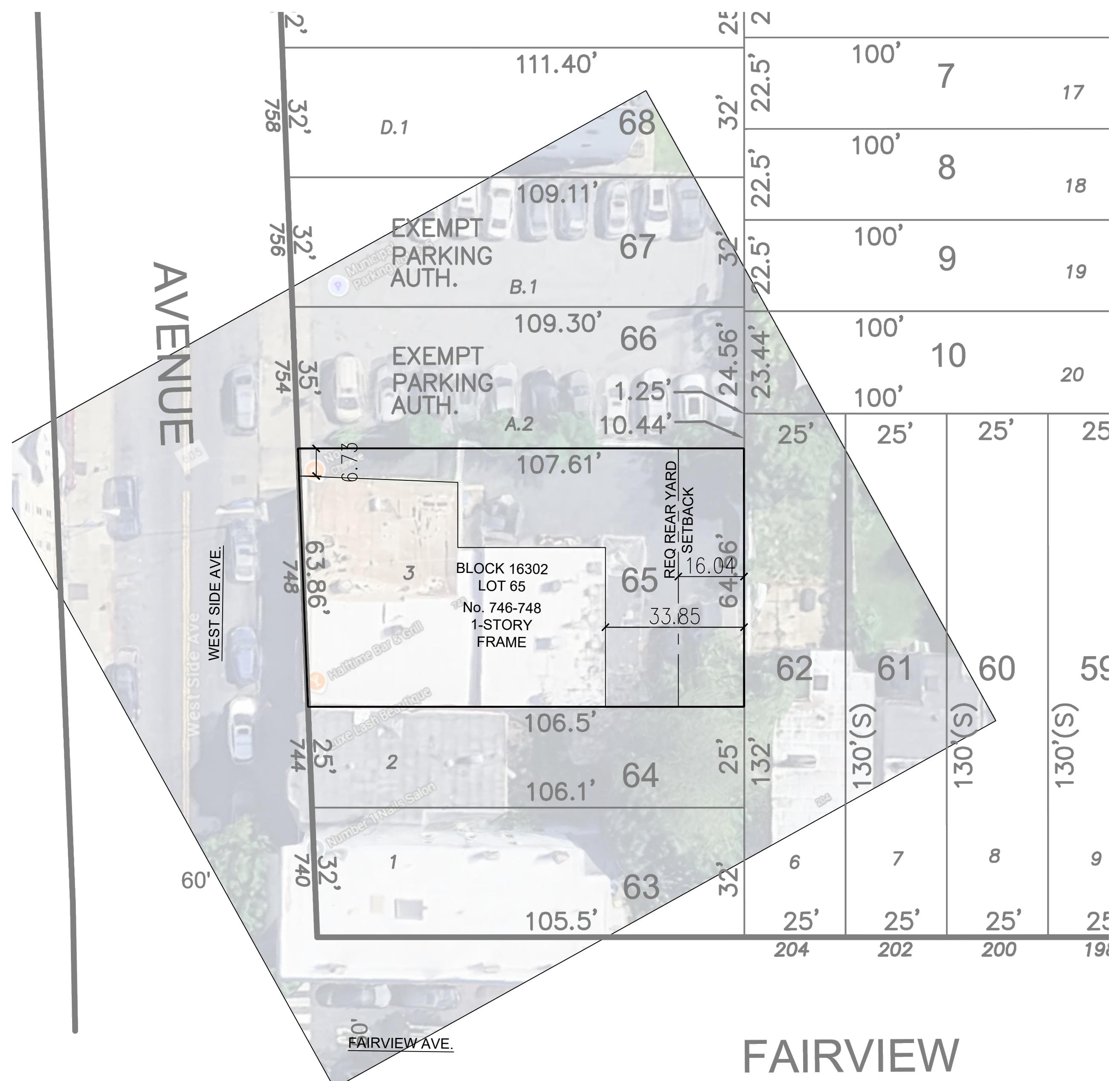


SITE LOCATION: LOT 65, BLOCK 16302
746 WEST SIDE AVE
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY

OWNER: 746-748 WSA LLC

CITY OF JERSEY CITY, NEW JERSEY

ISSUE	REQUIRED	EXISTING	PROPOSED	CONFORMANCE
ZONE: NC-1 (NEIGHBORHOOD COMMERCIAL DISTRICT - 1 (5 STORIES OR LESS)) REQUIREMENTS. CHAPTER 345 - NC - 1				
PURPOSE: (345-46-A)	PURPOSE. THE PURPOSE OF THIS DISTRICT IS TO RECOGNIZE THE EXISTENCE AND IMPORTANCE OF NEIGHBORHOOD BUSINESS DISTRICTS AND PROVIDE GROUND FLOOR COMMERCIAL IN MIXED-USE BUILDINGS TO PROMOTE WALKABILITY.			YES
PERMITTED PRINCIPAL USES: (345-46-B)	1. RETAIL SALES OF GOODS AND SERVICES 2. OFFICES 3. FINANCIAL INSTITUTIONS WITHOUT DRIVE-THRU FACILITIES 4. RESTAURANTS, CATEGORY ONE AND TWO 5. THEATERS AND MUSEUMS 6. GOVERNMENTAL USES 7. PARKS AND PLAYGROUNDS 8. RESIDENTIAL APARTMENTS ABOVE GROUND FLOOR 9. EDUCATIONAL FACILITIES, PUBLIC AND PRIVATE, ABOVE GROUND FLOOR 10. BARS 11. CHILD DAY CARE CENTERS 12. MEDICAL OFFICES 13. HEALTH CLUBS 14. CAFES 15. ANY COMBINATION OF THE ABOVE.	RESTAURANT, CATEGORY ONE		YES
INCIDENTAL AND ACCESSORY TO THE PRINCIPAL USE: (345-46-C)	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. 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), WITH THE EXCEPTION OF PROPERTIES ON LOWER JOHN F. KENNEDY BOULEVARD WHERE NO LIVE ENTERTAINMENT SHALL BE PERMITTED.	OFF-STREET PARKING FOR EMPLOYEES		YES
CONDITIONAL USES: (345-46-D)	1. RESIDENTIAL ON THE GROUND FLOOR 1.1. FOLLOWING CONDITIONS APPLY WHEN NO COMMERCIAL USES ARE PROPOSED 1.1.1. SUBJECT LOT IS NOT A CORNER LOT.II. SUBJECT LOT IS DIRECTLY ADJACENT TO OTHER PROPERTIES WITH GROUND FLOOR RESIDENTIAL 1.2. FOLLOWING CONDITIONS APPLY WHEN GROUND FLOOR COMMERCIAL IS PROPOSED 1.2.1. RESIDENTIAL USES ARE LIMITED TO A MAXIMUM OF 40 PERCENT OF THE GROUND FLOOR 1.2.2. COMMERCIAL USES SHALL BE AT LEAST 40 PERCENT OF THE GROUND FLOOR.	N/A		N/A
BULK STANDARDS FOR NEIGHBORHOOD COMMERCIAL USES:				
ALL EXISTING LOTS OF RECORD AT TIME OF THE ADOPTION OF THIS SECTION ARE CONSIDERED CONFORMING (345-46-E-1)				YES
MIN. LOT SIZE: (345-46-E-2)	2,500 SQUARE FEET	6,795 SQUARE FEET		YES
MIN. LOT WIDTH: (345-46-E-3)	25 FEET	63.86 FEET		YES
MIN. LOT DEPTH: (345-46-E-4)	100 FEET	107 FEET (LOT AVG.)		YES
FRONT YARD SETBACK: (345-46-E-5)	NONE	0 FEET CONFIRM W/ SURVEY		YES
MIN. SIDE YARD SETBACK: (345-46-E-6)	NONE	6.7 FEET CONFIRM W/ SURVEY		YES
MIN. REAR YARD: (345-46-E-7)	15% OF THE LOT DEPTH 15% X 107 FEET = 16.05 FEET	33.8 FEET		YES
MAX. BUILDING HEIGHT: (345-46-E-9)	1. FIVE STORIES AND 64 FEET FOR BUILDINGS WITHOUT RESIDENTIAL APARTMENTS ABOVE THE GROUND FLOOR 2. FIVE STORIES AND 55 FEET FOR BUILDINGS WITH RESIDENTIAL APARTMENTS ABOVE THE GROUND FLOOR.	1 STORY / 12 FEET CONFIRM IN FIELD		YES
MIN. FLOOR TO CEILING HEIGHTS: (345-46-E-10)	1. GROUND FLOOR: MINIMUM FLOOR TO CEILING HEIGHT IS 11 FEET 2. 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 3. DROP CEILINGS FOR BATHROOMS, KITCHENS, CORRIDORS AND OTHER SIMILAR SPACES ARE EXEMPT FROM FLOOR TO CEILING MINIMUMS.	CONFIRM IN FIELD		YES
PARKING STANDARDS AND REQ.: (345-46-F)	1. CURB CUTS ARE PROHIBITED ALONG BERGEN AVENUE, BRUNSWICK STREET, COLES STREET, CENTRAL AVENUE, GRAND STREET, GROVE STREET, MONMOUTH STREET, NEWARK AVENUE, AND WEST SIDE AVENUE. THIS SHALL RESULT IN ZERO PARKING PERMITTED ON LOTS WITH NO OTHER ACCESS TO ALTERNATIVE RIGHTS-OF-WAY 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. MINIMUM PARKING REQUIREMENTS: 4.1. FOR LOTS 5,000 SQUARE FEET OR GREATER THAT ARE NOT LOCATED ON KENNEDY BLVD 4.1.1. RESIDENTIAL USES SHALL PROVIDE A MINIMUM OF 0.2 SPACE PER BEDROOM. FOR THE PURPOSE OF CALCULATING THIS REQUIREMENT STUDIO APARTMENTS SHALL BE COUNTED AS ONE-BEDROOM APARTMENTS 4.1.2. FOR NON-RESIDENTIAL USES WHEN THE GROSS FLOOR AREA OF NON-RESIDENTIAL USES IS GREATER THAN 5,000 SQUARE FEET: ONE SPACE PER 1,000 SQUARE FEET 5. FOR ALL LOTS LOCATED ON KENNEDY BLVD: 5.1. RESIDENTIAL USES SHALL PROVIDE A MINIMUM OF 0.3 SPACE PER BEDROOM. FOR THE PURPOSE OF CALCULATING THIS REQUIREMENT STUDIO APARTMENTS SHALL BE COUNTED AS ONE-BEDROOM APARTMENTS 5.2. FOR NON-RESIDENTIAL USES WHEN THE GROSS FLOOR AREA OF NON-RESIDENTIAL USES IS GREATER THAN 5,000 SQUARE FEET: ONE SPACE PER 1,000 SQUARE FEET 6. FOR LOTS LESS THAN 5,000 SQUARE FEET WHICH ARE NOT LOCATED ON KENNEDY BLVD, OFF-STREET PARKING IS NOT REQUIRED 7. NO ON-SITE PARKING IS REQUIRED FOR ADDITIONS ON STRUCTURES OR FOR ADAPTIVE REUSE OR FOR CHANGE OF USE OF EXISTING BUILDINGS.	EXISTING CURB CUT FOR EMPLOYEE OFF-STREET PARKING NO EXISTING OFF-STREET PARKING REQ. BUILDING: 3,495 SF +/- CONFIRM IN FIELD		YES
SURVEY INFORMATION BY: N/A	NATURE OF PROJECT: N/A			



SITE PLAN

SCALE: 1" = 20'-0"

THESE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. MODIFICATIONS NEED TO BE MADE BASED ON SPECIFIC CODES SET FORTH BY YOUR LOCAL, COUNTY AND STATE ENFORCEMENT AGENCIES.

PRELIMINARY FLOOR PLAN, NOT FOR CONSTRUCTION

CONSTRUCTION.

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