

## Community Commercial

# C-2



Community Commercial (C-2) zoning allows for slightly more moderate-scale and dense commercial development than in Neighborhood Commercial (C-1) zoning for ground-floor commercial with commercial or residential above in buildings up to five stories high. New development must be at least three stories high. C-2 zones are typically the heart of a neighborhood's central commercial district. There are more permitted uses in C-2 zones than in C-1.

C-2 zoning is generally applied in existing community commercial centers, such as Bloomfield Avenue as it passes through Upper Roseville, Forest Hill and Lower Broadway; Orange Street in Lower Roseville; Central Avenue in Fairmount; South Orange Avenue as it passes through Vailsburg, Fairmount, and West Side; Ferry Street in the Ironbound; and number of smaller sections of nearly all of Newark's neighborhoods. Surrounded by a mix of low- mid-rise residential buildings and often along vibrant streets, these areas are typically a community's center of vibrancy.

Learn more about the specific uses that are permitted and prohibited in C-2 zones beginning on page 84.

Learn more about the size and design of buildings permitted in C-2 zones beginning on page 98.

