

## Mixed-Use 1 Residential & Commercial

# MX-1



Mixed Use 1: Residential & Commercial (MX-1) zoning allows for a blend of residential and commercial uses within the same building or district, fostering communities with diverse but integrated uses. These are the kinds of places where residents live over shops that offer everyday services, places to work, shop and play. MX-1 zoning allows for moderately dense residential development, permitting single-, two- and three-family homes and town homes up to three stories high, as well as low-rise, multi-family housing up to four stories high. Commercial development in MX-1 zones allows for ground-floor commercial with commercial or residential above.

MX-1 zoning is applied in areas where there is already a well-integrated mix of residential and commercial uses, such as along Verona Avenue in North Broadway/Woodside; along Broadway in Mount Pleasant; along Morris and Central Avenues in University Heights; along Broad Street in Lincoln Park and throughout large sections of the Ironbound.

Learn more about the [specific uses](#) that are permitted and prohibited in MX-1 zones beginning on page 89.

Learn more about the [size and design of buildings](#) permitted in MX-1 zones beginning on page 98.

