

Residential High-Rise Multifamily R-6



High-Rise Multifamily Residential (R-6) zoning allows for dense, residential development, permitting low-, mid- and high-rise multi-family housing up to 10 stories high in general, or up to 20 stories with greater lot square footage. Other permitted uses include parks, community residences, garages, ground floor retail, office or services, and day care. Areas zoned R-6 encourage residential character and do not permit some types of commercial or retail uses. Uses such as assisted living facilities, nursing homes, child care centers, commercial antennas & microwave dishes, community centers, places of worship and primary and secondary schools are permitted only with conditions, as are urban farms, home professional offices, portable storage units, private sports courts and solar and wind energy systems.

R-6 zoning is generally applied in areas of neighborhoods with a mix of low-, mid-, and high-rise multifamily buildings, such as those found in portions of numerous Newark neighborhoods, including Forest Hill, Lower Broadway, University Heights, Vailsburg, and Weequahic. These areas are generally characterized by dense complexes of residential buildings up to ten stories in height on small, shared grounds, giving them a very strong urban, residential feel.

Learn more about the specific [uses](#) that are permitted and prohibited in R-6 zones beginning on page 82.

Learn more about the [size and design of buildings](#) permitted in R-6 zones beginning on page 98.

