LEGEND

DS	Downtown Service Zone	R/C-3	Conservation/Residential Zone
EMF-10	Existing Multi-Family Zone	R-100	Residential Zone
EMF-18	Existing Multi-Family Zone	R-120	Residential Zone
GB	General Business Zone	R-150	Residential Zone
HB	Highway Business Zone	R-200	Residential Zone
HMS	Hospital-Medical Service Zone	R-400	Residential Zone
I	Industrial Zone	R-400C	Conservation Residential Zone
LI	Light Industrial Zone	R-40A	Residential Zone
MF-10	Multi-Family Zone	R-40B	Residential Zone
MF-10-AH	Multi-Family-Affordable Housing Zone	RDV	Redevelopment Area
MF-12-AH	Multi-Family-Affordable Housing Zone	R-50	Residential Zone
MF-16	Multi-Family Zone	R-75	Residential Zone
MF-4	Multi-Family Zone	R-800	Residential Zone
MF-6	Multi-Family Zone	R-90	Residential Zone
MF-8	Multi-Family Zone	RC	Regional Commercial Zone
MHP	Mobile Home Park	RHB	Rural Highway Business
O-10	Office Zone	RURAL	Residential Zone
O-10C	Office Zone	SC-AH-1	Senior Citizen Affordable Housing-1 Zone
O-15	Office Zone	SC-AH-2	Senior Citizen Affordable Housing-2 Zone
OS-SWM	Open Space/Storm Water Management	VB	Village Business Zone
PRC	Planned Retirement Community Zone	VO	Village Office Zone
PRC-3	Planned Retirement Community Zone	VS	Village Seaport Zone
PRC-4	Planned Retirement Community Zone		

0 750 1,500 3,000 4,500 6,000 Feet

Scale = 1" = 1500' @ 30"x42"

ZONING MAP

TOWNSHIP OF TOMS RIVER
COUNTY OF OCEAN
STATE OF NEW JERSEY

JOHN J. LYNCH, P.P. No. 19
TOWNSHIP PLANNER

INCLUDES MAP REVISIONS THROUGH ORDINANCE 448-5-15 ADOPTED 05-12-2015

DATE	REVISIONS	BY	CHK.