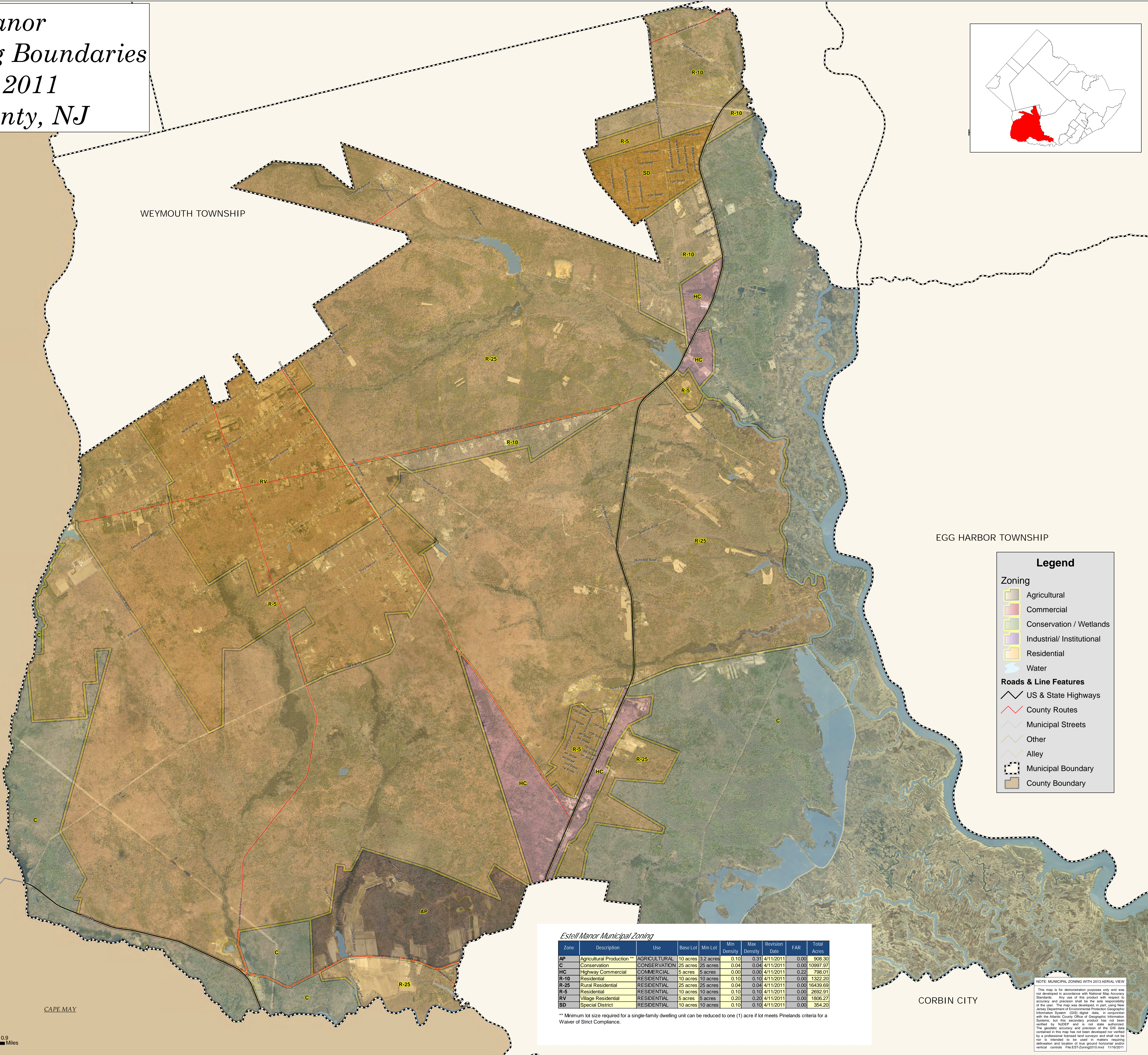
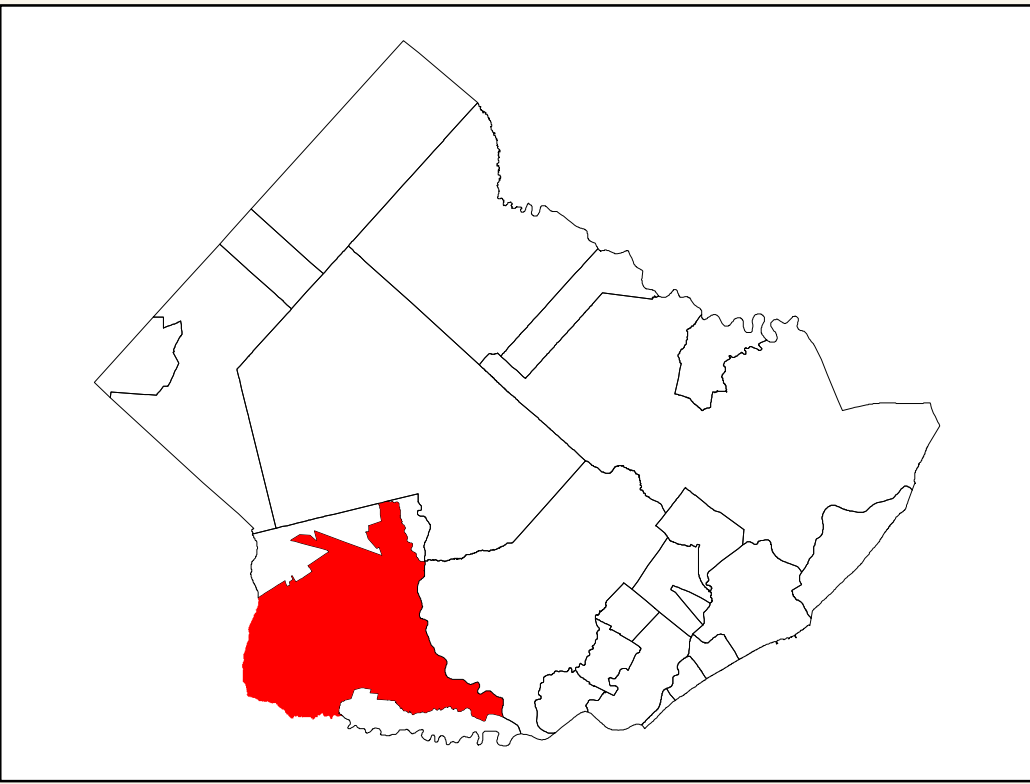


*Estell Manor  
Municipal Zoning Boundaries  
December 2011  
Atlantic County, NJ*



**Legend**

**Zoning**

- Agricultural
- Commercial
- Conservation / Wetlands
- Industrial / Institutional
- Residential
- Water

**Roads & Line Features**

- US & State Highways
- County Routes
- Municipal Streets
- Other
- Alley
- Municipal Boundary
- County Boundary

*Estell Manor Municipal Zoning*

Zone	Description	Use	Base Lot	Min Lot	Min Density	Max Density	Revision Date	FAR	Total Acres
AP	Agricultural Production **	AGRICULTURAL	10 acres	3.2 acres	0.10	0.31	4/11/2011	0.00	908.30
C	Conservation	CONSERVATION	25 acres	25 acres	0.04	0.04	4/11/2011	0.00	10997.97
HC	Highway Commercial	COMMERCIAL	5 acres	5 acres	0.00	0.00	4/11/2011	0.22	798.01
R-10	Residential	RESIDENTIAL	10 acres	10 acres	0.10	0.10	4/11/2011	0.00	1322.20
R-25	Rural Residential	RESIDENTIAL	25 acres	25 acres	0.04	0.04	4/11/2011	0.00	16439.69
R-5	Residential	RESIDENTIAL	10 acres	10 acres	0.10	0.10	4/11/2011	0.00	2892.91
RV	Village Residential	RESIDENTIAL	5 acres	5 acres	0.20	0.20	4/11/2011	0.00	1806.27
SD	Special District	RESIDENTIAL	10 acres	10 acres	0.10	0.10	4/11/2011	0.00	354.20

\*\* Minimum lot size required for a single-family dwelling unit can be reduced to one (1) acre if lot meets Pinelands criteria for a Waiver of Strict Compliance.

NOTE: MUNICIPAL ZONING WITH 2013 AERIAL VIEW.  
This map is for demonstration purposes only and was not developed in accordance with National Map Accuracy Standards. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The map was developed, in part, using New Jersey Department of Environmental Protection Geographic Information System (GIS) digital data, in conjunction with the Atlantic County Office of Geographic Information Systems. This secondary product has not been verified by NJDEP and is not state authorized. The geographic accuracy and precision of the GIS data contained in this map has not been developed nor verified by a professional licensed land surveyor and shall not be used or intended to be used in matters requiring delineation and location of true ground horizontal and/or vertical controls. File:EST\_Zoning2010.mxd 11/16/2011

