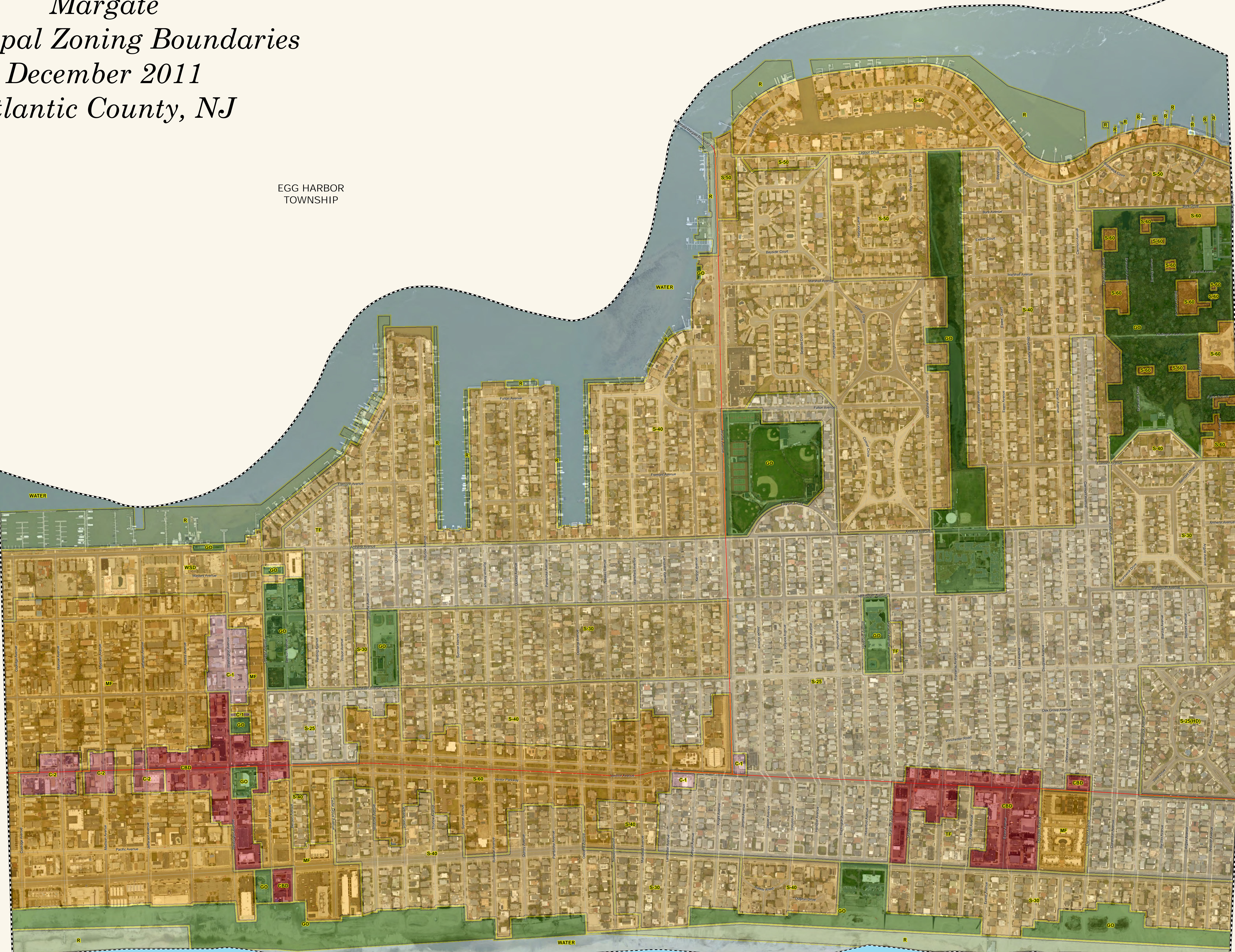


Margate Municipal Zoning Boundaries December 2011 Atlantic County, NJ

EGG HARBOR
TOWNSHIP

VENTNOR
CITY

LONGPORT
BOROUGH



Legend

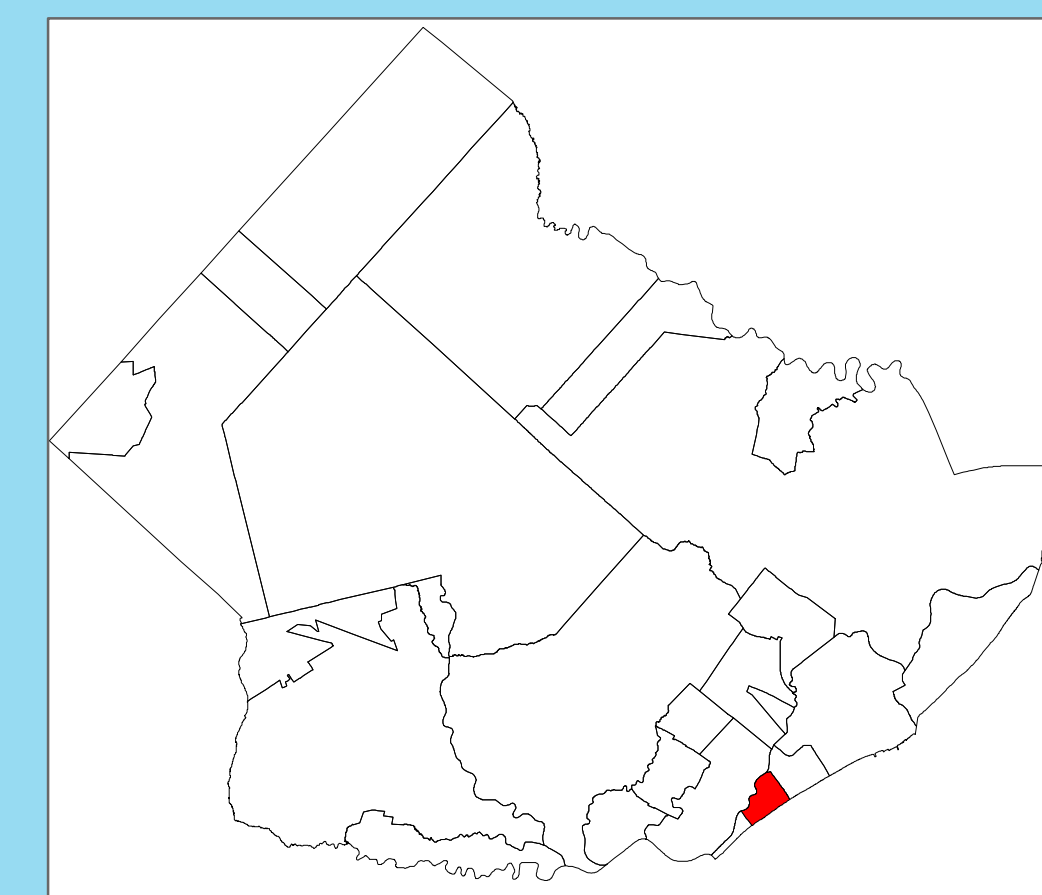
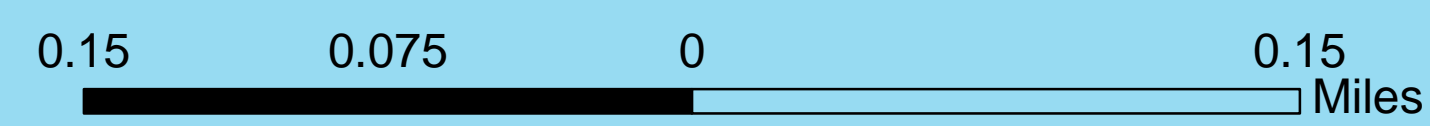
- Zoning**
- Commercial
 - Conservation / Wetlands
 - Industrial/ Institutional
 - Residential
 - Water
- Routes & Line Features**
- County Routes
 - Municipal Streets
 - Other
 - Alley
 - Municipal Boundary

Margate Municipal Zoning

Zone	Description	Use	Base Lot	Min Lot	Min Density	Max Density	Revision Date	FAR	Total Acres
C-1	Commercial Retail ****	COMMERCIAL	4,000 sf	19.80	19.80	7/7/2011	0.40	4.52	
C-2	Business and Professional Office ****	COMMERCIAL	4,000 sf	19.80	19.80	7/7/2011	0.40	5.06	
CBD	Central Business District	COMMERCIAL		0.00	0.00	7/7/2011	0.40	23.53	
GO	Government & Open Space	CONSERVATION		0.00	0.00	7/7/2011	0.00	101.22	
MF	Multi Family Residential ***	RESIDENTIAL	6,000 sf	7.26	7.26	7/7/2011	0.00	84.72	
R	Riparian District	WETLANDS		0.00	0.00	7/7/2011	0.00	47.91	
S-25	Single Family Residential	RESIDENTIAL	2,500 sf	17.42	17.42	7/7/2011	0.00	201.33	
S-25(HD)	Single Family Residential (Historic District)	RESIDENTIAL	2,500 sf	17.42	17.42	7/7/2011	0.00	15.36	
S-30	Single Family Residential	RESIDENTIAL	3,000 sf	14.52	14.52	7/7/2011	0.00	81.45	
S-40	Single Family Residential	RESIDENTIAL	4,000 sf	10.89	10.89	7/7/2011	0.00	237.38	
S-50	Single Family Residential	RESIDENTIAL	5,000 sf	8.71	8.71	7/7/2011	0.00	27.10	
S-60	Single Family Residential	RESIDENTIAL	6,000 sf	7.26	7.26	7/7/2011	0.00	74.98	
TF	Two Family Residential	RESIDENTIAL	2,680 sf	16.25	16.25	7/7/2011	0.00	17.03	
WATER	Water	CONSERVATION		0.00	0.00	7/7/2011	0.00	105.65	
WSD	Waterfront Special District	RESIDENTIAL	5,000 sf	19.80	19.80	7/7/2011	0.00	17.34	

*** Minimum number of dwelling units required is 5 units.
**** Minimum lot size for residential development is 2,200 sf or 19.80 du/ac

Atlantic Ocean



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 the 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. No warranty or representation has not been verified by NJDEP and is not state authorized. The geographic accuracy and location 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 in matters requiring elevation and location of the ground horizontal under vertical controls. File: MAR_Zoning2010.mxd 11/16/2011